



PROPERTY.CA INC., Brokerage

FOR SALE

INVESTMENT

MLS# C13883252

197 Roxton Road, Toronto, ON M6J 2Y4

Trinity-Bellwoods, Toronto · M6J 2Y4

C\$ 2,899,000

4	4	3,473	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 197 Roxton Road, a legally established triplex offering a rare combination of income potential, thoughtful design and long-term versatility in one of Toronto's most sought-after west-end neighbourhoods. Legally converted into three residential units in 2010 and comprehensively renovated throughout in 2026, the property presents an exceptional opportunity for investors, co-ownership, multi-generational living, or an owner-occupier looking to offset carrying costs with rental income. Configured as three distinct residential units, each residence benefits from its own kitchen and thoughtfully renewed living space, creating a true multi-unit property with the finish and feel of a newly transformed home. For an investor, the established three-unit configuration offers the ability to generate income across multiple tenancies; for an end user, it provides the flexibility to occupy one residence while renting the others. The property can also adapt over time as ownership, family or investment needs evolve. The comprehensive 2026 renovation adds significant value to the investment. Three new kitchens, new flooring, new lighting, new plumbing fixtures, updated appliances and fresh paint create a cohesive contemporary feel throughout. Warm wood tones, clean architectural lines and textural finishes elevate each unit, while new windows in the living room, family room and kitchen introduce additional natural light into the principal spaces. Investment in the property extends well beyond the interiors. Improvements include a new roof completed in 2024, a new larger-capacity hot water tank in 2026 designed to better accommodate all three residences, additional insulation to many exterior walls, fire-rated doors between units, a new deck and front porch, and in-floor radiant heating in the basement.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	\$11,901
POSTAL CODE	M6J 2Y4
NEIGHBOURHOOD	Trinity-Bellwoods

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace, Vinyl Floor, Large Window
Dining Room	Main	—	Open Concept, Large Window, Vinyl Floor
Kitchen	Main	—	Renovated, Eat-in Kitchen, Stainless Steel Appl
Family Room	Main	—	Overlooks Backyard, Large Window, 2 Pc Ensuite
Bedroom	Lower	—	Vinyl Floor, Double Closet, Window

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Lower	—	Vinyl Floor, Closet, Window
Laundry	Lower	—	Tile Floor, W/O To Yard, B/I Shelves
Kitchen	Second	—	Renovated, W/O To Deck, Stainless Steel Appl
Living Room	Second	—	Combined w/Dining, Large Window, Vinyl Floor
Bedroom 3	Second	—	Large Window, Double Closet, Vinyl Floor
Bedroom 4	Second	—	Closet, Large Window, Vinyl Floor
Kitchen	Third	—	Renovated, Eat-in Kitchen, Stainless Steel Appl
Living Room	Third	—	Vaulted Ceiling(s), W/O To Deck, Skylight
Bedroom 5	Third	—	Double Closet, Vinyl Floor, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

PROPERTY.CA INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.