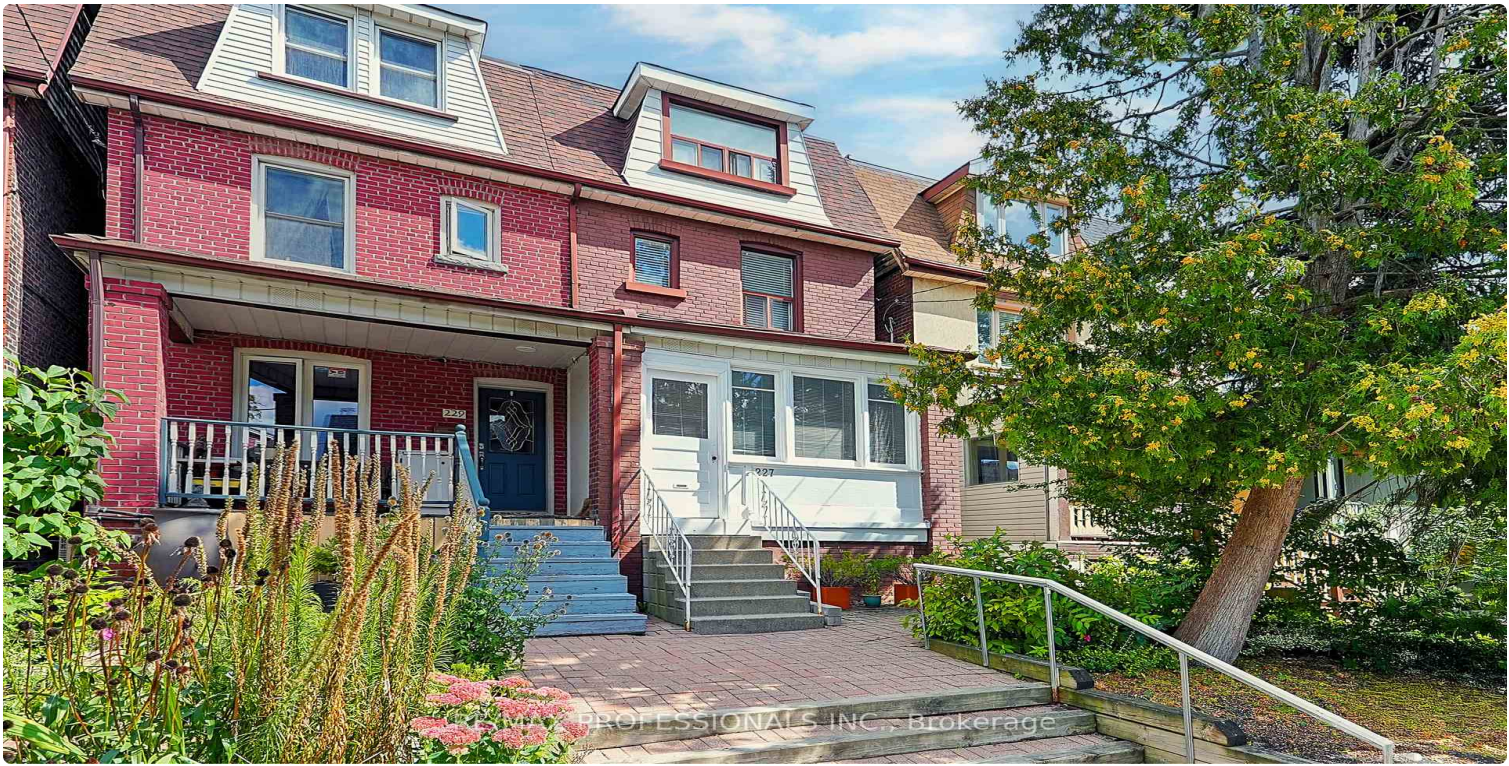




FOR SALE

SEMI-DETACHED

MLS# C14030820

227 Montrose Avenue, Toronto, ON M6G 3G6

Palmerston-Little Italy, Toronto · M6G 3G6

C\$ 1,675,000

4	2	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 227 Montrose Avenue, ideally situated in the Iconic Little Italy, one of central Toronto's most vibrant and walkable neighbourhoods. This versatile home offers an exceptional combination of charactor, space, lifestyle and future potential. The home features a rear extension that expands the living space, a fully underpinned basement, and three kitchens, providing the potential to configure the property into up to three separate living suites. Adding even more versatility is the double-car laneway garage, offering valuable parking in the heart of the city and potential future garden suite opportunities. A newer roof, (approx) 7 years new, provides additional peace of mind. The location is equally impressive. With an approximate Walk Score of 97/100, Transit Score of 89/100 and Bike Score of 100/100, everyday convenience is right outside your door. Enjoy easy access to Christie Pits Park, College Street, Little Italy, Kensington Market, Bloor Street, restaurants, cafes, shopping, schools and TTC transit. The neighbourhood offers the best of cental Toronto living - quiet residential streets combined with an incredible selection of dining, recreation, entertainment and urban amenities. Whether you're looking for a spacious family home, a multi-generational property, an income-producing opportunitiy or a home with future development potential, 227 Montrose offers tremendous flexibility. Live, invest and enjoy everything central Toronto has to offer, all from one exceptional location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ School
- ✓ Park
- ✓ Fenced Yard
- ✓ Rec./Commun.Centre
- ✓ Hospital

PROPERTY DETAILS

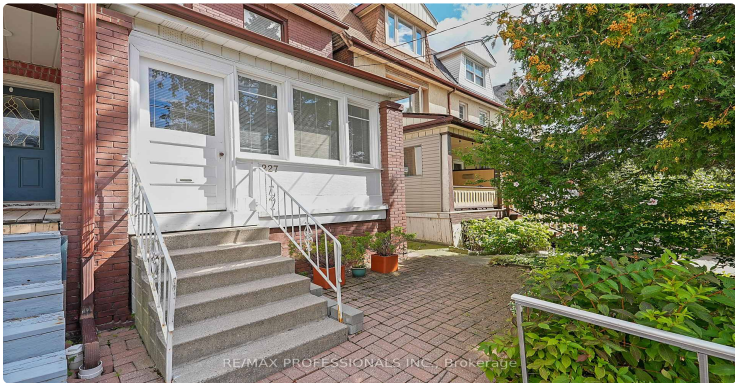
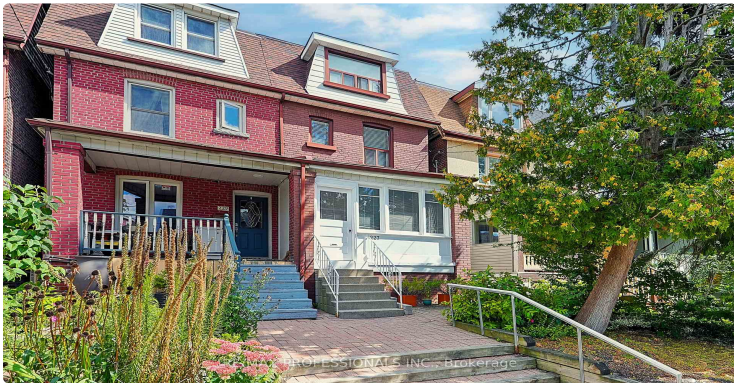
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,218
POSTAL CODE	M6G 3G6
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	Tile Floor, Wood Trim

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Stone Fireplace, Hardwood Floor, Large Window
Dining Room	Main	—	Hardwood Floor, Wood Trim, Large Window
Kitchen	Main	—	Family Size Kitchen, Ceramic Floor, Double Sink
Breakfast	Main	—	Ceramic Floor, W/O To Patio, Large Window
Bedroom	Second	—	Hardwood Floor, Closet, Large Window
Bedroom 2	Second	—	Hardwood Floor, Closet, Overlooks Backyard
Kitchen	Second	—	Combined w/Br, Tile Floor, Stainless Steel Sink
Primary Bedroom	Third	—	W/O To Patio, Hardwood Floor, Closet
Bedroom 4	Third	—	Hardwood Floor, Closet, Window
Recreation	Lower	—	Tile Floor, Closet, 4 Pc Bath
Kitchen	Lower	—	Tile Floor, Backsplash, Double Sink
Laundry	Lower	—	Tile Floor, Laundry Sink
Cold Room/Cantina	Lower	—	Concrete Floor, B/I Shelves
Cold Room/Cantina	Lower	—	Above Grade Window, B/I Shelves, Tile Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.