



FOR SALE

DUPLEX

MLS# C14093274

20 Concord Avenue, Toronto, ON M6H 2P1

Palmerston-Little Italy, Toronto · M6H 2P1

C\$ 1,788,000

5	3	1,750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Little Italy! Large detached duplex on MPAC-perfect investor vehicle or live/rent option. Completely renovated main, 2nd, & 3rd floors feature new flooring, 2 new kitchens, & 2 new washrooms. Spanning multiple levels, the upper unit boasts a new subfloor. Currently generating \$5,600/mo (\$2,500 main / \$3,100 upper) with leases ending Dec. Finish the basement or extend the rear like neighbors for maximum income potential. Steps to College St!

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Duplex
BASEMENT	Separate Entrance, Unfinished
FACING	West
AREA RANGE	1500-2000 sqft
ANNUAL TAX	\$8,695
POSTAL CODE	M6H 2P1
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

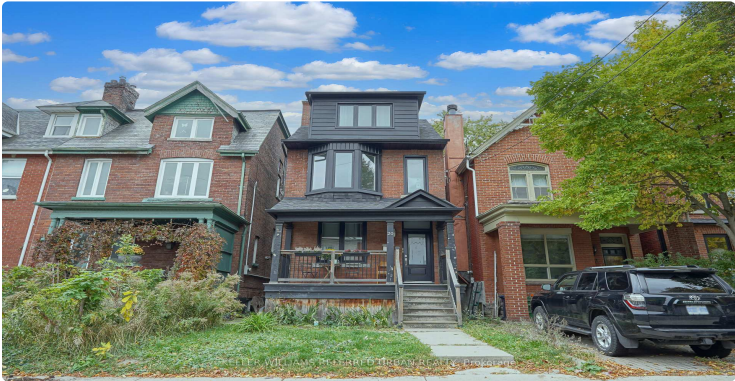
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	4.50 x 3.25	Laminate, Large Window, Combined w/Dining
Dining Room	Main	3.35 x 2.87	Laminate, Large Window, Combined w/Living
Kitchen	Main	3.89 x 2.67	Laminate, Large Window, Eat-in Kitchen
Bedroom	Main	3.94 x 3.23	Broadloom, Large Window, Closet Organizers
Kitchen	Second	3.76 x 2.87	Laminate, Window, Eat-in Kitchen
Dining Room	Second	2.90 x 2.26	Laminate, Bay Window, Combined w/Living
Living Room	Second	2.90 x 2.62	Laminate, Bay Window, Combined w/Dining

20 Concord Avenue, Toronto, ON M6H 2P1

KELLER WILLIAMS REFERRED URBAN REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Second	3.40 x 2.13	Laminate, Window
Bedroom 3	Third	3.30 x 3.30	Laminate, Large Window, Closet
Bedroom 4	Third	3.05 x 2.79	Laminate, Window, Closet
Recreation	Basement	7.37 x 4.27	Ceramic Floor, Window
Other	Basement	3.96 x 2.34	Ceramic Floor, Window, W/O To Yard

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.