



FOR SALE

DETACHED

MLS# C14096348

44 Connaught Avenue, Toronto, ON M2M 1G6

Newtonbrook West, Toronto · M2M 1G6

C\$ 999,000

3	2	900	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional investment opportunity in one of North York's most high-demand transit corridors. Located just steps from Yonge Street and Finch Subway Station, 44 Connaught Avenue offers outstanding potential for savvy investors, builders, and developers. Situated on a prime lot within a rapidly evolving neighbourhood, this property presents significant upside under Toronto's expanded multiplex zoning bylaws (duplex, triplex, fourplex, or garden suite development potential). Ideal for substantial rental income, custom redevelopment, or holding for long-term appreciation in a world-class transit-oriented hub. Unbeatable location with immediate walking access to TTC Subway, GO Transit, vibrant Yonge Street dining, shopping, top-ranked schools, and major highway connections (Hwy 401/404). A rare development opportunity in prime North York. Buyer and buyer's agent to verify all zoning, permits, and development permissions.

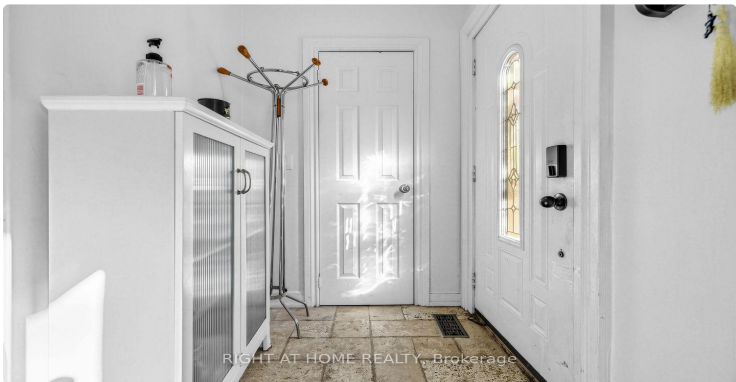
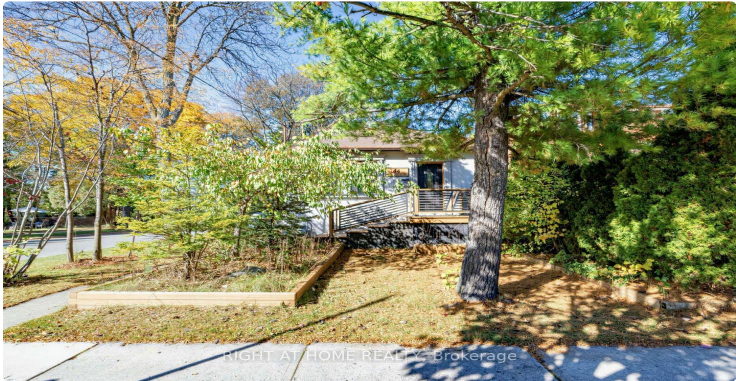
FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Finished, Apartment
FACING	North
AREA RANGE	700-1100 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,369
POSTAL CODE	M2M 1G6
NEIGHBOURHOOD	Newtonbrook West

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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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.