



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C14099396

36 Aberdeen Avenue, Toronto, ON M4X 1A2

Cabbagetown-South St. James Town, Toronto · M4X 1A2

C\$ 1,585,000

4	3	2,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 36 Aberdeen Ave, a charming, solid brick end-of-row Edwardian on a leafy Cabbagetown street with landscaped front gardens and stone steps leading up to a welcoming covered front porch. The light, bright main floor has a gracious living room featuring a decorative fireplace, crown mouldings and large picture window overlooking the front porch and gardens. Separate dining room has leaded glass window details and opens to a large modern eat-in kitchen with sleek white cabinetry, granite counters and breakfast bar. French doors lead out to a private backyard deck bordered by a magical historic masonry garden wall, ideal for elegant entertaining on warm summer nights. The second floor offers a large 2nd bedroom with double closets and bay window, a family bath with floating vanity, oversized shower and laundry closet with washer and dryer, and a 3rd large bedroom currently used as a family room with adjoining home office. The entire third floor is dedicated to a primary suite that includes a wall of closets, spa-inspired 4-piece ensuite with sumptuous soaking tub and walk-out to rooftop deck up in the trees. The fully finished basement offers an updated 1-bedroom apartment with separate entrance, ideal as an income or nanny suite, or home based professional practice. Located just steps to transit and the best restaurants, shops and cafes of Parliament Street and with its enduring tradition as a close-knit community including a street association blog, Aberdeen Avenue is well known as one of the most family friendly and welcoming streets in the neighbourhood and somewhere you'll be thrilled to call home!

FEATURES

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

PROPERTY DETAILS

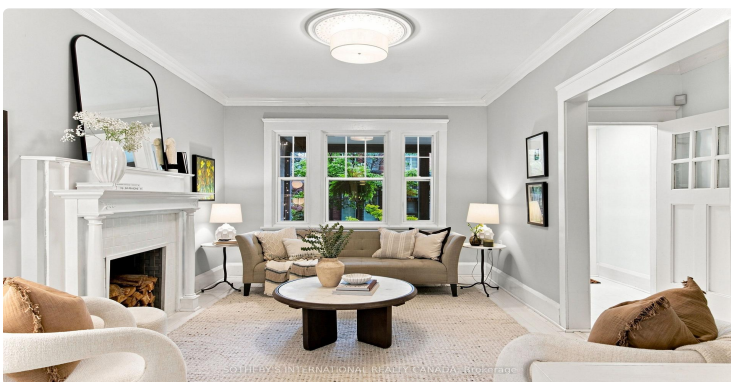
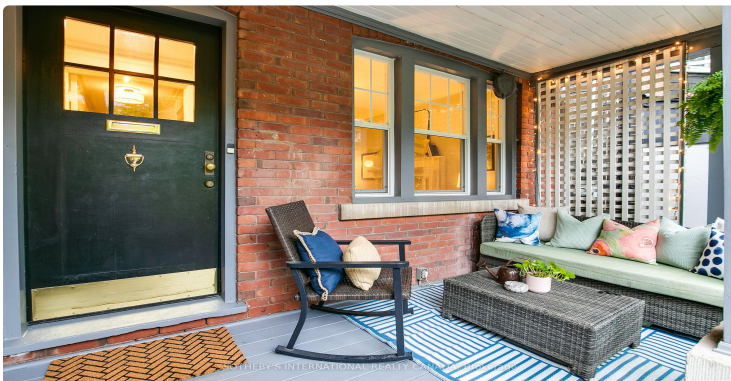
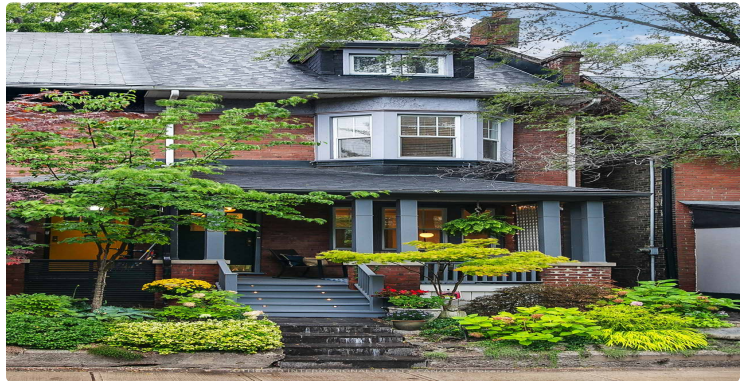
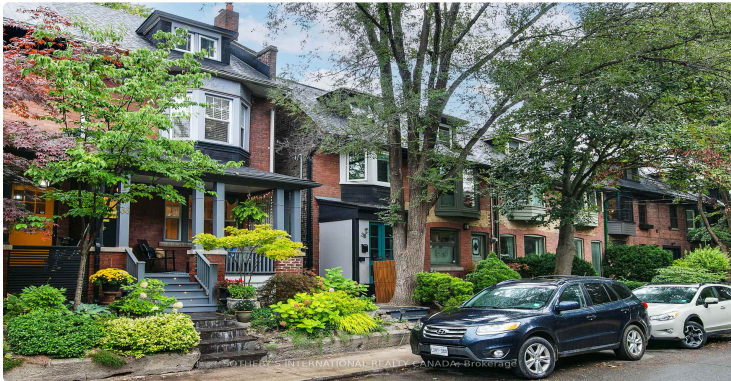
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Apartment, Full, Finished with Walk-Out
FACING	North
AREA RANGE	2000-2500 sqft
ANNUAL TAX	\$8,671
POSTAL CODE	M4X 1A2
NEIGHBOURHOOD	Cabbagetown-South St. James Town

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Foyer	Main	—	Hardwood Floor
Living Room	Main	—	Hardwood Floor, Large Window, Fireplace
Dining Room	Main	—	Hardwood Floor, Large Window, Crown Moulding
Kitchen	Main	—	Eat-in Kitchen, Breakfast Bar, W/O To Deck
Bedroom 2	Second	—	Bay Window, Closet, Hardwood Floor
Bathroom	Second	—	Separate Shower, Tile Floor, Combined w/Laundry
Bedroom 3	Second	—	Combined w/Den, Ceiling Fan(s), Hardwood Floor
Den	Second	—	Combined w/Br, Window, Pot Lights
Primary Bedroom	Third	—	4 Pc Ensuite, Vaulted Ceiling(s), Double Closet
Bathroom	Third	—	4 Pc Ensuite, Soaking Tub, Separate Shower
Foyer	Basement	—	Closet, Vinyl Floor
Bedroom	Basement	—	Combined w/Sitting, Closet, Above Grade Window
Kitchen	Basement	—	B/I Dishwasher, Backsplash, Combined w/Laundry
Bathroom	Basement	—	B/I Vanity, Above Grade Window, Tile Floor
Furnace Room	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.