



FOR SALE

SEMI-DETACHED

MLS# C14112804

279 Brunswick Avenue, Toronto, ON M5S 2M6

University, Toronto · M5S 2M6

C\$ 799,000

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

ABOUT THIS PROPERTY

Attention investors, renovators, contractors and builders. This red brick Victorian sits in the sought-after University neighbourhood, just half a block from Bloor, and is ready for its next chapter. With approximately 2,500 sq ft over four levels, this home is ready to be rebuilt around your vision. Picture generous principal rooms and an open, light-filled layout designed around the way you live. Rebuild it as a family home that honours its Victorian heritage, add income units, create a distinctive live/work space, or explore the potential for a laneway house. For an experienced buyer, the upside here is significant. Everyday living is right outside the door: the cafes, restaurants and grocers of Bloor and College, with Spadina Station (Lines 1 and 2) about 3 minutes on foot. Laneway parking for possibly two cars is a rare bonus this close to Bloor. Top-rated schools, the University of Toronto, the downtown hospitals and the core are all close by. Walk Score 99, Transit Score 99, Bike Score 100.The property has sustained fire damage and is being sold strictly in "as is, where is" condition, with no representations or warranties whatsoever by the Seller. Buyers are encouraged to do their own due diligence regarding condition, permits, future use, redevelopment potential, laneway house eligibility, taxes and construction costs.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Full, Unfinished, Development Potential
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$8,594
POSTAL CODE	M5S 2M6
NEIGHBOURHOOD	University

ROOM BREAKDOWN

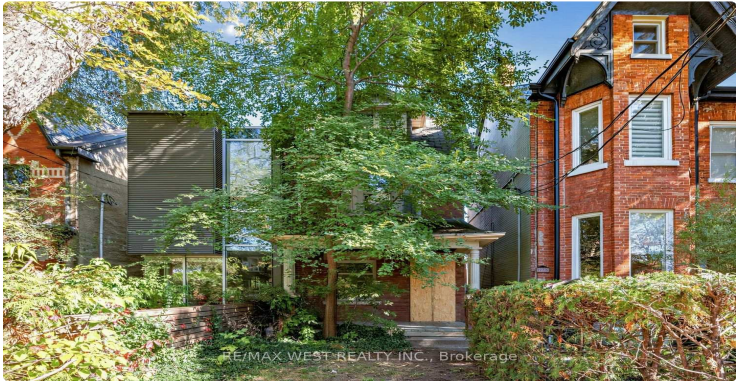
ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	—
Living Room	Main	—	—

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RE/MAX WEST REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	—
Kitchen	Main	—	—
Bedroom	Main	—	—
Study	Main	—	—
Bedroom 2	Main	—	—
Bathroom	Main	—	—
Living Room	Second	—	—
Living Room	Second	—	—
Kitchen	Second	—	Combined w/Dining
Bedroom	Second	—	—
Bathroom	Second	—	—
Other	Second	—	Balcony
Kitchen	Third	—	Combined w/Dining
Bedroom	Third	—	—
Bathroom	Third	—	—
Other	Third	—	Balcony
Kitchen	Lower	—	—
Bathroom	Lower	—	—
Other	Lower	—	—

GALLERY





LISTING AGENT

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RE/MAX WEST REALTY INC.

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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.