



ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM, Brokerage

FOR SALE

DETACHED

MLS# C14120018

39 Standish Avenue, Toronto, ON M4W 3B2

Rosedale-Moore Park, Toronto · M4W 3B2

C\$ 1,980,000

6	4	2,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Three Distinct Paths. One Exceptional Rosedale Address. In one of Toronto's most coveted neighbourhoods, this versatile property presents a rare opportunity at a price point seldom found in Rosedale. With three self-contained units and an attractive existing income stream, the property offers a choice of possibilities, each with its own appeal. For those envisioning a substantial single-family residence, the property offers the opportunity to reimagine the existing footprint and create a home tailored to your vision, in an established neighbourhood renowned for its tree-lined streets and excellent schools. Alternatively, enjoy a more manageable living space while retaining two tenanted units to generate income and help offset carrying costs. A compelling proposition for those seeking a foothold in Rosedale without the commitment of a larger home. For the investor, the existing configuration and rental income offer an opportunity to acquire a multi-unit property in a premier location, with flexibility for the future. Whether your plans are to transform, occupy and earn, or invest and hold, the possibilities are as appealing as the address itself.

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ River/Stream
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished with Walk-Out
FACING	East
AREA RANGE	2000-2500 sqft
ANNUAL TAX	\$13,054
POSTAL CODE	M4W 3B2
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

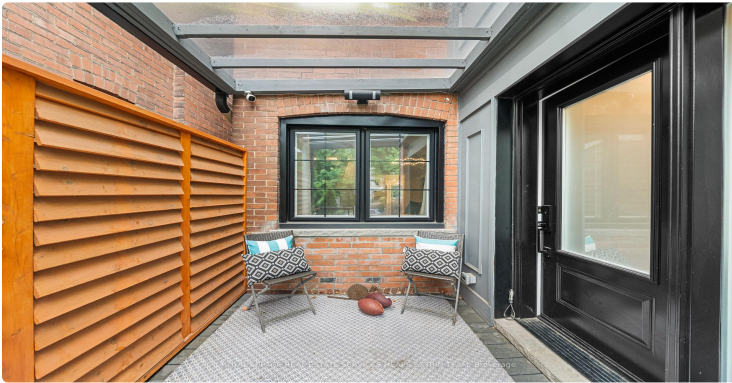
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace, Hardwood Floor
Kitchen	Main	—	Hardwood Floor
Dining Room	Main	—	Hardwood Floor
Primary Bedroom	Main	—	Hardwood Floor, Closet, W/O To Patio

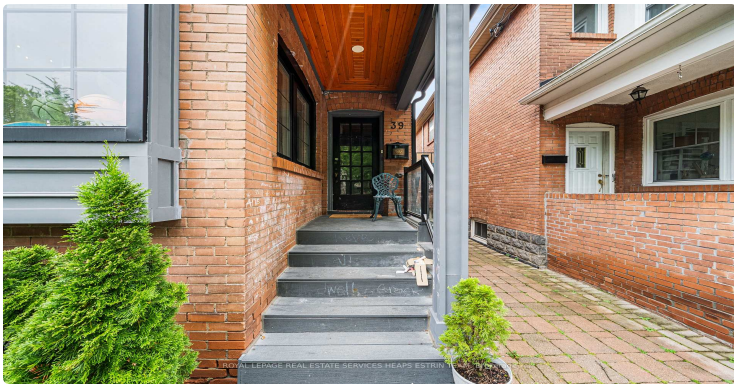
1500 Bloor Avenue, Toronto, ON M4W 3B2

HEAPS ESTRIN TEAM

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	—	Hardwood Floor, Closet
Kitchen	Basement	—	Combined w/Primary, Tile Floor
Living Room	Second	—	Window
Kitchen	Second	—	Double Sink
Dining Room	Second	—	Hardwood Floor, Window, Pot Lights
Primary Bedroom	Second	—	Hardwood Floor, Window
Bedroom 2	Second	—	Hardwood Floor, Window, Closet
Bedroom 3	Second	—	Hardwood Floor, Window
Office	Second	—	Hardwood Floor, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.