



FOR SALE

DUPLEX

MLS# C14120078

# 73 Crawford Street, Toronto, ON M6J 2V1

Niagara, Toronto · M6J 2V1

C\$ 2,499,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 3         | 2,250 | 2       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Exceptional Victorian Investment Opportunity in Prime Queen West! Nestled on the coveted Crawford Street, less than a block south of Trinity Bellwoods Park and moments from Queen Street West, this charming Victorian offers a rare combination of character, versatility and location. Enjoy the best of downtown living in a peaceful residential setting with a private backyard and quiet surroundings. Featuring soaring ceilings, a total of 6 bedrooms, 3 kitchens and 3 bathrooms, this versatile Victorian is currently configured as 3 separate living spaces: Main Level: 2 bed + den and living room. Currently vacant, with potential gross rent of \$3,650/mo. Upper Level: 3 bedrooms + living room. Currently rented for \$4,300/mo. Basement: Bachelor-style, open-concept apartment. Currently rented for \$1,830/mo. Explore the possibilities: live in one unit while generating rental income to help offset carrying costs, hold as an income-producing investment, pursue a co-ownership arrangement or reimagine the property as a single-family home. Potential for a laneway home, subject to applicable approvals. Surrounded by Toronto's finest cafés, restaurants, boutiques and entertainment, with convenient access to transit, the Gardiner Expressway and downtown destinations. A rare opportunity to acquire a character-filled property with exceptional flexibility in one of Toronto's most desirable west-end neighborhoods.

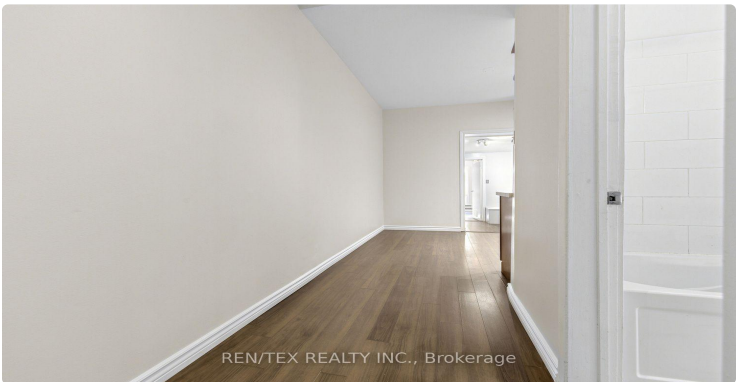
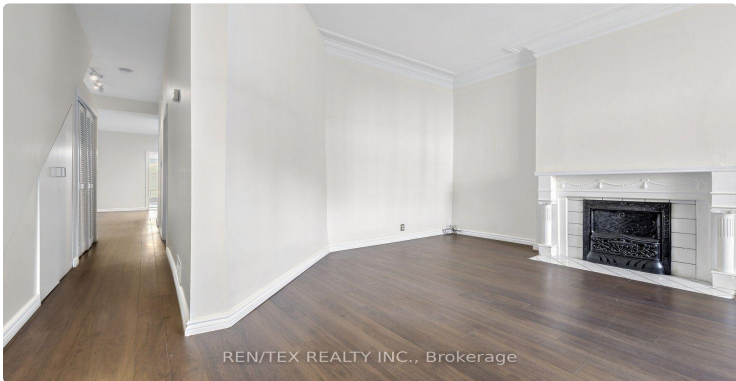
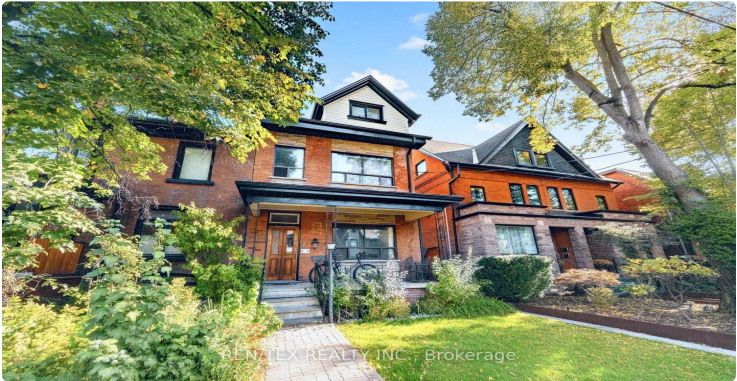
## FEATURES

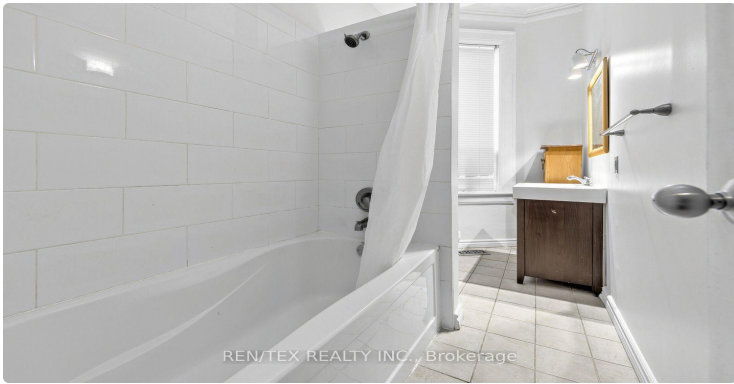
- ✓ Basement
- ✓ Garage
- ✓ Fireplace

## PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Duplex                      |
| LISTING STATUS | For Sale                    |
| STYLE          | 2-Storey                    |
| PROPERTY TYPE  | Duplex                      |
| BASEMENT       | Finished, Separate Entrance |
| FACING         | East                        |
| AREA RANGE     | 2000-2500 sqft              |
| PARKING        | 2 spaces                    |
| ANNUAL TAX     | \$9,215                     |
| POSTAL CODE    | M6J 2V1                     |
| NEIGHBOURHOOD  | Niagara                     |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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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.