



PROPERTY.CA INC., Brokerage

FOR SALE

DETACHED

MLS# C14130758

197 Roxton Road, Toronto, ON M6J 2Y4

Trinity-Bellwoods, Toronto · M6J 2Y4

C\$ 2,799,000

4	4	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 197 Roxton Road, a beautifully reimagined residence where architectural character, considered interiors and exceptional versatility come together in one of Toronto's most loved west-end neighbourhoods. Legally converted into three residential units in 2010 and comprehensively renovated throughout in 2026, the property combines an established multi-unit configuration with the finish and feel of a newly transformed home. Each residence has been thoughtfully renewed with its own kitchen, updated appliances and plumbing fixtures, creating three distinct living environments within one cohesive property. Whether envisioned for co-ownership, multi-generational living, an owner-occupier seeking supplementary income, or as a fully tenanted investment, the configuration offers remarkable flexibility without sacrificing the warmth and character of a home. The 2026 renovation introduced a fresh and cohesive design language throughout the property. Three new kitchens, new flooring, new lighting, new plumbing fixtures, updated appliances and fresh paint bring a contemporary sensibility to each residence. Warm wood tones, clean architectural lines, textural finishes and a restrained palette create interiors that feel considered rather than over-designed, while new windows in the living room, family room and kitchen bring additional natural light into the principal spaces. The transformation extends beyond the finishes. Improvements include a new roof completed in 2024, a new larger-capacity hot water tank in 2026 designed to better accommodate the three residences, additional insulation to many exterior walls, fire-rated doors between units, a new deck and front porch, and in-floor radiant heating in the basement. Outside, a generous backyard introduces yet another layer of possibility, offering room to gather, garden and entertain, along with potential for a future garden suite, subject to applicable zoning, permits and approvals plus a private drive for 4+ cars.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$11,901
POSTAL CODE	M6J 2Y4
NEIGHBOURHOOD	Trinity-Bellwoods

ROOM BREAKDOWN

197 Roxton Road, Toronto, ON M6J 2Y4

PROPERTY.CA INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace, Vinyl Floor, Large Window
Dining Room	Main	—	Open Concept, Large Window, Vinyl Floor
Kitchen	Main	—	Renovated, Eat-in Kitchen, Stainless Steel Appl
Family Room	Main	—	Overlooks Backyard, Large Window, 2 Pc Ensuite
Bedroom	Lower	—	Vinyl Floor, Double Closet, Window
Bedroom 2	Lower	—	Vinyl Floor, Closet, Window
Laundry	Lower	—	Tile Floor, W/O To Yard, B/I Shelves
Kitchen	Second	—	Renovated, W/O To Deck, Stainless Steel Appl
Living Room	Second	—	Combined w/Dining, Large Window, Vinyl Floor
Bedroom 3	Second	—	Large Window, Double Closet, Vinyl Floor
Bedroom 4	Second	—	Closet, Large Window, Vinyl Floor
Kitchen	Third	—	Renovated, Eat-in Kitchen, Stainless Steel Appl
Living Room	Third	—	Vaulted Ceiling(s), W/O To Deck, Skylight
Bedroom 5	Third	—	Double Closet, Vinyl Floor, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

PROPERTY.CA INC.

Email: pshaganenko@gmail.com

Prepared for you on October 30, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.