

FOR SALE | DUPLEX | MLS# C14144160

27 Hillsboro Avenue, Toronto, ON M5R 1S6

Annex, Toronto · M5R 1S6

C$ 1,779,000

6	3	1,750	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

27 Hillsboro Avenue Opportunity Meets Lifestyle in the Heart of Avenue & DavenportWelcome to a rare and versatile offering in one of Toronto's most coveted neighbourhoods. 27 Hillsboro Avenue is a duplex-zoned property with exceptional flexibility for investors, end-users, or visionaries looking to unlock long-term value in this century brick home. The home features a shared driveway with parking for two vehicles-a true bonus for this location. Main level freshly updated with new flooring, paint, and modern lighting. Lower level recently updated, new windows and water proofing.currently leased. Each upper level enjoys its own private porch and includes a sun porch, offering wonderful bonus family space, a home office, or a cozy reading retreatThe basement in-law suite currently leased.Laundry and utilities are shared, keeping operations straightforwardFrom a future-planning perspective, the options here are compelling:Keep the current duplex configuration with basement suite,Restore to a stunning single-family home (all stairways are intact),Upgrade or reposition the property to maximize its potentialAn initial zoning review indicates potential 6-plex compliance (buyers to confirm independently), making this an exciting prospect for those exploring gentle density and long-term development upside.All of this is wrapped in an unbeatable location: steps to Ramsden Park, minutes to Rosedale subway station, and a short walk to Yorkville, with its world-class dining, shopping, and culture.Live in it. Rent it. Reimagine it. This is a property that grows with your goals-and opportunities like this on Hillsboro Avenue don't come around often. Book your showing and explore the possibilities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

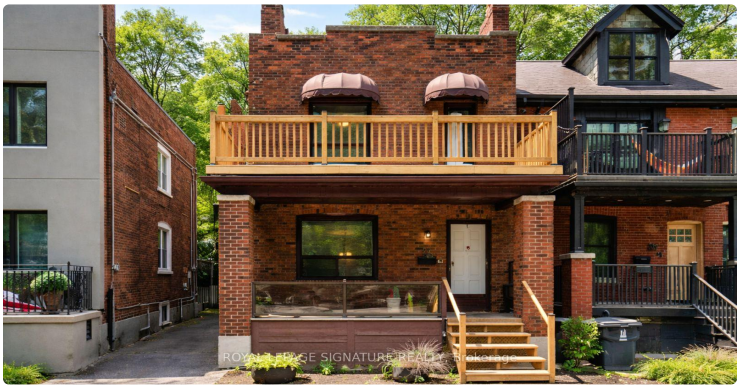
PROPERTY DETAILS

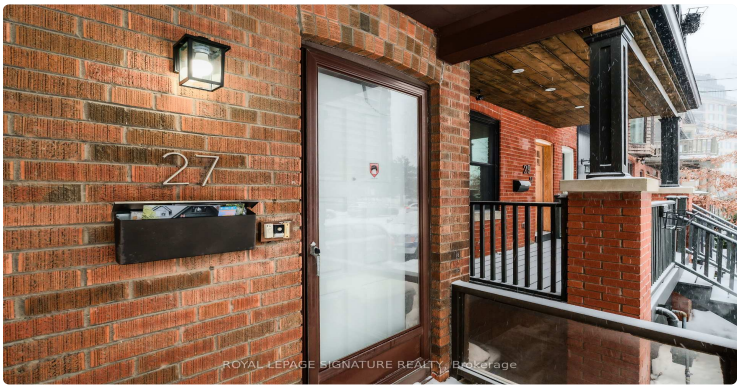
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Apartment, Finished, Separate Entrance, Full
FACING	South
AGE	100+ years
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	$10,173
POSTAL CODE	M5R 1S6
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Fireplace
Dining Room	Main	—	Window
Kitchen	Main	—	Window
Bedroom	Main	—	Window
Bedroom 2	Main	—	Window
Living Room	Upper	—	Window
Dining Room	Upper	—	Window
Kitchen	Upper	—	—
Primary Bedroom	Upper	—	Fireplace, W/O To Balcony
Bedroom 2	Upper	—	Window
Bedroom 3	Upper	—	Window
Living Room	Lower	—	Window
Kitchen	Lower	—	Eat-in Kitchen
Bedroom	Lower	—	Window
Utility Room	Lower	—	Combined w/Laundry, Window

GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


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LISTING AGENT

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Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.