

FOR SALE | SEMI-DETACHED | MLS# C14153920

88 Montrose Avenue, Toronto, ON M6J 2T7

Trinity-Bellwoods, Toronto · M6J 2T7

C$ 1,349,000

5	2	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Love life in Little Italy ...Toronto city living as good as it gets! South off vibrant College Street and steps to it all. Duplex (per MPAC) with two lovely bi-level apartments, high ceilings in main living areas, Victorian charm intact, modern amenities, each has own ensuite laundry. *** Apt#1 - Main + Bsmt. is a 2 Bedroom + unit, rented for $3069/mo + hydro ($3128 as of Jan.1), featuring eat-in kitchen w/dishwasher in island, reno'd bath, hardwood, funky metal spiral staircase, huge Rec Room in lower level or use as Main BR, 2 walk-outs (kitchen + basement) to private city perennial garden and garage access *** Apt#2 - Upper unit 2nd + 3rd floors is a 2 Bedroom $2,750/mo + hydro ($2802 as of Dec.1), Primary Bdrm on 3rd floor with skylight, Modern kitchen and bath, hardwood, bright and airy *** Both Tenants are month to month but would absolutely love to stay, or perfect for Owner looking for extra rental income. Conscientious Owners are offering a well kept property, with recent sewer upgrades, Aetna warranty in effect. Just steps to Trinity-Bellwoods Park, loads of life on College and Ossington, groceries nearby, easy access to TTC on College and Dundas, U of T / TMU. hospitals, downtown. Walk Score 93 = a Walkers Paradise, so daily errands do not require a car, one minute walk to Dundas West 505 streetcar. Showings require minimum 24 hour prior notice for Tenants.

FEATURES

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

PROPERTY DETAILS

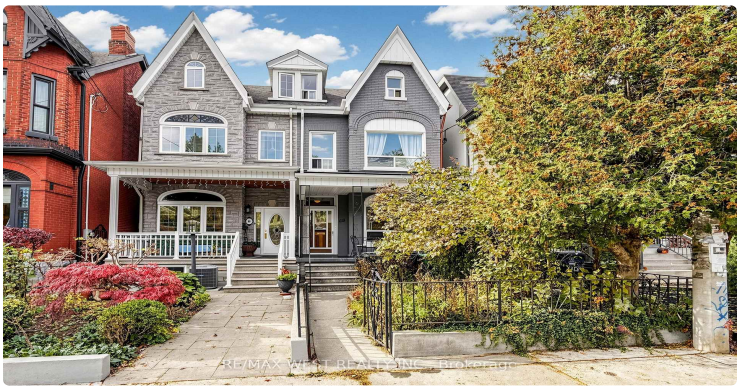
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	$8,709
POSTAL CODE	M6J 2T7
NEIGHBOURHOOD	Trinity-Bellwoods

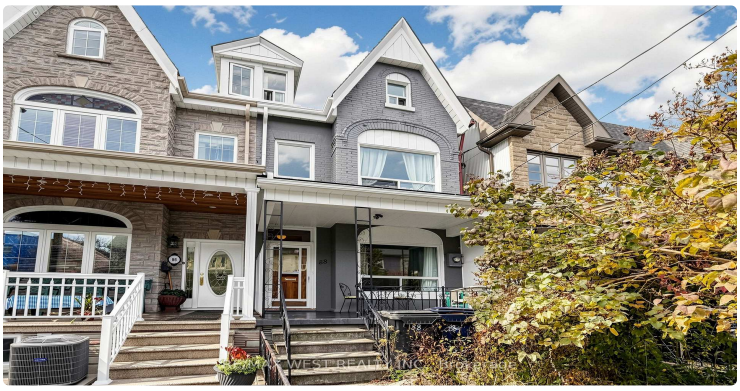
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Spiral Stairs, Window
Kitchen	Main	—	Eat-in Kitchen, W/O To Garden, Centre Island

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	Hardwood Floor, Crown Moulding, Picture Window
Bedroom 2	Main	—	Hardwood Floor, Window
Living Room	Second	—	Hardwood Floor, Window, Combined w/Dining
Kitchen	Second	—	Renovated, Combined w/Laundry, B/I Dishwasher
Bedroom	Second	—	Hardwood Floor, B/I Closet, Window
Primary Bedroom	Third	—	Laminate, Skylight, Vaulted Ceiling(s)
Recreation	Basement	—	Ceramic Floor, W/O To Garden, Double Closet
Laundry	Basement	—	Concrete Floor

GALLERY















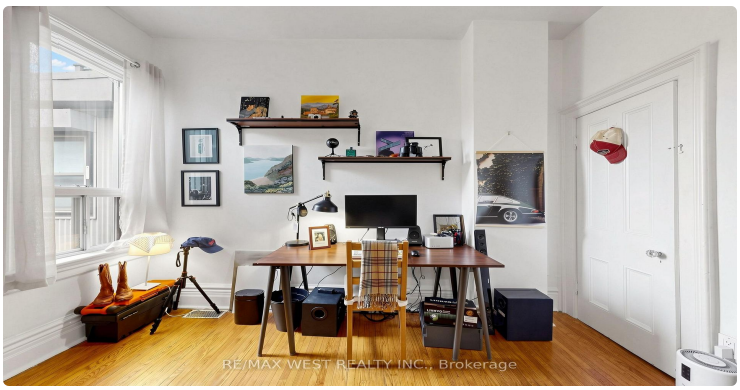



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LISTING AGENT

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Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.