

FOR LEASE | DUPLEX | MLS# C14153970

45 Arlington Avenue B, Toronto, ON M6G 3K9

Wychwood, Toronto · M6G 3K9

C$ 4,500/mo

3	2	1,300	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Executive duplex with luxury approx 1400 sf 3 bedroom, 2 level suite in leafy upscale Wychwood neighbourhood with few rentals - and nothing like this! This purpose built duplex offers privacy w separate entrance to bright & renovated suite w exclusive use of driveway parking + storage space in garage & private upper level terrace w awning. Expansive open concept main level features large living & dining areas w room to host a crowd, west facing windows, juliette balcony & hardwood flooring. Renovated kitchen showcases Wolf gas range, Miele Dishwasher, Bosch Fridge, handcrafted copper farmhouse sink & walkout to private upper level terrace nestled in the trees w mechanized awning. Main level laundry & separate powder room. Moving upstairs, there are 3 generously sized bedrooms, all w hardwood floors. Primary bedroom has vaulted ceilings & skylights, multiple closets. 2nd & 3rd bedrms each have own closets. 5 pc full bathroom w soaker tub, separate shower & double vanity. Exclusive driveway use + a large storage area in the garage. This is a neighbourhood that you will love to come home to - weekend farmer's markets at the Barns, St Clair shopping & restaurants, nearby parks & exclusive neighbourhoods, and easy access to transit. Minimum 1 year lease, tenant pays their own hydro, gas. Hot water tank rental & Water included in rent. Available unfurnished or mostly furnished (note furnishings are different than photos which were from a previous occupant) for an additional $100. Additional storage area available in garage. Parking is 1 spot in driveway.

FEATURES

✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Duplex
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
POSTAL CODE	M6G 3K9
NEIGHBOURHOOD	Wychwood

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Second	—	Fireplace, Juliette Balcony, Hardwood Floor
Dining Room	Second	—	Hardwood Floor
Kitchen	Second	—	Renovated, Stainless Steel Appl, Walk-Out

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Third	—	Hardwood Floor, His and Hers Closets, Vaulted Ceiling(s)
Bedroom 2	Third	—	Hardwood Floor, Closet, Window
Bedroom 3	Third	—	Hardwood Floor, Closet, Window

GALLERY













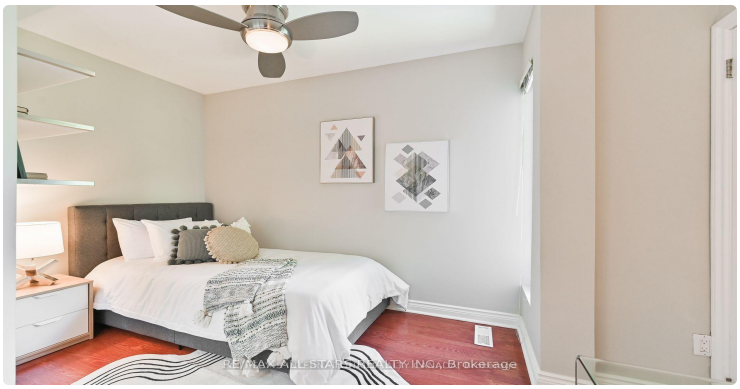




















LISTING AGENT

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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.