



FOR SALE

SEMI-DETACHED

MLS# E13783684

82 Curzon Street, Toronto, ON M4M 3B4

South Riverdale, Toronto · M4M 3B4

C\$ 1,375,000

6	5	1,750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Renovated'Edwardian' Home With Old World Charm Characteristics & Investment Potential Situated in South Riverdale within Walking Distance to Quaint Shops, Eateries, Shopping and Transit. The Spacious [1810 sqft] Interior Spanning 2.5 Stories Features Vinyl Floors Through-out, Newer Kitchen Cabinets, Quartz Countertops & Backsplash, Stainless Steel Appliances, Undermount Sink, Newer Windows, and Renovated Bathrooms. The High 9ft Ceilings Gives An Airy Feel With Loads of Natural Light with an Enclosed Sunroom Creating a Tranquil Atmosphere and All Season Setting For Growing Plants, Reading Books and Sipping Morning Coffees. A Spacious Main Floor Bedroom Provides convenient ground level accessibility and the spacious living and dining Areas offers plenty of room for comfortable living. The Rarely Offered and Versatile Space Is Currently Configured with Four Self Contained Living Spaces, the Property presents exciting possibilities for Multi-Generational living, Investment Use or a future conversion into a distinctive Single Family Home. The Upgraded Second Floor Has Two Bedrooms, 3pc Bathroom, and Living Space Overlooking the Backyard. Third Floor Has Another Large Bedroom with Den or Walk-In Closet, 3pc Bathroom and Kitchenette. The deep landscaped yard provides ample space for gardening, gatherings and entertaining guests. Enjoy a Highly Walkable Leslieville Lifestyle Close to Charming Shops, Cafés, Restaurants, Transit, Greenwood Park, Gerrard Square, Woodbine Beach, Loblaws, FreshCo and Farm Boy, with Convenient Access to the DVP, Gardiner Expressway and Lake Shore Boulevard. Nearby highly desirable schools Leslieville PS, Duke of Connaught MS, and Riverdale Collegiate. A Rare Opportunity Offering Space, Character and Long-Term Flexibility in One of Toronto's Most Desirable East-End Communities.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Separate Entrance
FACING	West
AREA RANGE	1500-2000 sqft
ANNUAL TAX	\$5,671
POSTAL CODE	M4M 3B4
NEIGHBOURHOOD	South Riverdale

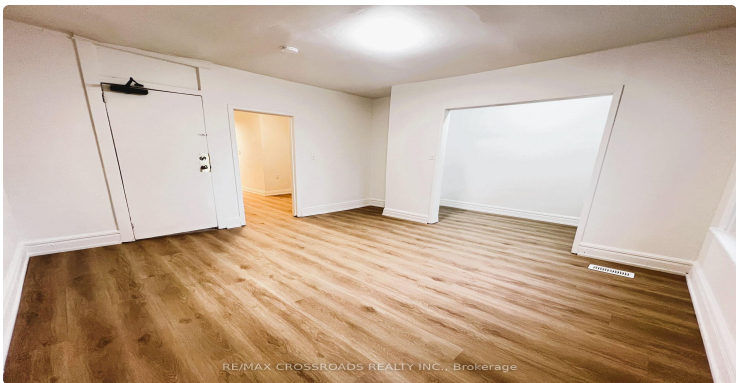
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Ground	—	Vinyl Floor, Window, 2 Pc Bath
Dining Room	Ground	—	Vinyl Floor, W/O To Yard
Kitchen	Ground	—	Quartz Counter, Backsplash, Track Lighting
Bedroom 4	Ground	—	Vinyl Floor, Double Closet, W/O To Sunroom
Sunroom	Ground	—	Vinyl Floor, Window, Overlooks Frontyard
Living Room	Second	—	Vinyl Floor, Large Window
Dining Room	Second	—	Vinyl Floor, Window
Kitchen	Second	—	Quartz Counter, Backsplash, Stainless Steel Appl
Bedroom 2	Second	—	Vinyl Floor, Window, Closet
Bedroom 3	Second	—	Vinyl Floor, Window
Living Room	Third	—	Vinyl Floor, Window, Combined w/Kitchen
Kitchen	Third	—	Vinyl Floor, Quartz Counter, Combined w/Living
Primary Bedroom	Third	—	Vinyl Floor, Window, Closet
Den	Third	—	Vinyl Floor, Window
Kitchen	Basement	—	Vinyl Floor, Quartz Counter, Stainless Steel Appl
—	Basement	—	Vinyl Floor, Open Concept, Combined w/Kitchen
Bedroom	Basement	—	Vinyl Floor, Closet
Bedroom	Basement	—	Vinyl Floor, Closet
Laundry	Basement	—	Vinyl Floor, Separate Room

GALLERY





LISTING AGENT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.