

FOR LEASE | SEMI-DETACHED | MLS# E14159332

45 Colgate Avenue, Toronto, ON M4M 1N6

South Riverdale, Toronto · M4M 1N6

C$ 4,750/mo

3	2	1,750	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Live In The Heart Of Leslieville In This Stunning, Sun-Drenched, Charming and Newly Renovated Home. This Open-Concept, Extra Wide, Double Brick, 3 Bed, 2 Full Bath Residence Had A Top To Bottom Stylish Reno In 2022. 45 Colgate Features A Striking Eat-In Chef's Kitchen With Quartz Countertops, Undermount Sink, Custom Backsplash, Sleek White Cabinets With Black Accent Hardware, Gas Stove And Tons Of Storage. Walk-Out To Large Private South Facing Deck Overlooking a Yard Area And Garden. Hardwood Floors Throughout. New Spa Inspired Baths With Designer Finishes. Finished Basement With Luxury Vinyl Floors Is Ideal For A Family Room, Kids Play Area Or Home Gym. Separate Walk In, Fully Finished Storage Room. Laundry Room With Ample Storage Space. Enclosed Front Porch Is Perfect For Bikes Or Strollers. Rare Legal Front Pad Parking.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished, Full
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	1 spaces
POSTAL CODE	M4M 1N6
NEIGHBOURHOOD	South Riverdale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Wood, Open Concept, Large Window
Dining Room	Main	—	Wood, Combined w/Living
Kitchen	Main	—	Tile Floor, Modern Kitchen, Quartz Counter
Mud Room	Main	—	Wood, Sliding Doors, W/O To Garden
Primary Bedroom	Second	—	Wood, Large Window, B/I Closet
Bedroom 2	Second	—	Wood, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Second	—	Wood, Large Window
Recreation	Basement	—	Laminate, Open Concept
Laundry	Basement	—	Concrete Floor
Bathroom	Basement	—	3 Pc Bath
Cold Room/Cantina	Basement	—	—

GALLERY


CENTURY 21 REGAL REALTY INC., Brokerage


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LISTING AGENT

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Prepared for you on November 7, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.