



FOR LEASE

DETACHED

MLS# W12385003

45 Astoria Avenue 2, Toronto, ON M6N 2V6

Mount Dennis, Toronto · M6N 2V6

C\$ 3,000/mo

2	2	900	1	0-5	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 45 Astoria Avenue Suite #2 ~ Live near the convenience of the TTC Eglinton LRT! Just a 10 minute walk to Mount Dennis Station - TTC LRT Line 5 / Go Train / UP Express! Wheelchair accessible or just great for anyone who doesn't want to deal with stairs. This almost brand new two-bedroom, two-bathroom suite features an entrance ramp, private entrance and a primary bedroom ensuite with a roll-in shower. Suite #2 has a front porch and private backyard balcony. There is lots of natural light, a chefs kitchen with stainless steel appliances and quartz countertops, ensuite laundry, high ceilings, ample storage, LED pot lights, separate hot water tank and a dedicated high-efficiency heat pump for both heating and air conditioning, providing you with complete temperature control. And you can breathe easy since this is a smoke-free building. The primary bedroom has its own balcony, walk-in closet and an ensuite three-piece washroom with a curbless shower. The second bedroom has a large closet. The Eglinton LRT (Line 5,) GO Train and UP Express all stop at Mount Dennis Station! You'll now be able to get from 45 Astoria to Union Station or Pearson Airport in approx. 30 minutes! Easy access to the 401/400 highways. Tennis, golf, an indoor swimming pool/recreation centre, library, cricket, biking trails and plenty of open green space are nearby, along with grocery stores and cafes. Parking is available for an additional cost.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Golf
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	South
AGE	0-5 years
AREA RANGE	700-1100 sqft
PARKING	1 spaces
POSTAL CODE	M6N 2V6
NEIGHBOURHOOD	Mount Dennis

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Modern Kitchen, Open Concept, Stainless Steel Appl
Living Room	Main	—	Open Concept, W/O To Porch, Laminate

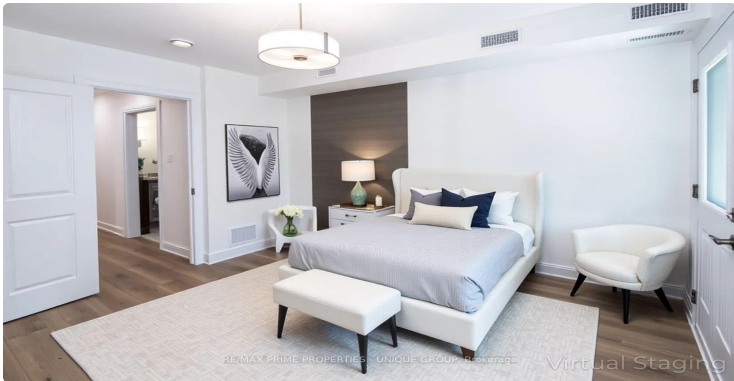
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ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	3 Pc Ensuite, W/O To Balcony, Walk-In Closet(s)
Bedroom 2	Main	—	Closet, Laminate
Laundry	Main	—	—
Utility Room	Main	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PRIME PROPERTIES - UNIQUE GROUP

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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.