



FOR SALE

SEMI-DETACHED

MLS# W12898286

45 Rutland Street, Toronto, ON M6N 5G1

Corso Italia-Davenport, Toronto · M6N 5G1

C\$ 1,179,000

3	3	1,300	3	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Photos from January 2022. Welcome to this charming home in the vibrant Junction Triangle! The bright, open-concept main floor features a modern kitchen with breakfast bar, mosaic backsplash, and elegant crown moulding overlooking spacious living and dining areas-perfect for entertaining.The fully finished basement with 8-ft ceilings and separate entrance offers excellent potential for an in-law suite or rental income. Retreat to the spacious primary bedroom with a relaxing jetted Jacuzzi and generous wall-to-wall closets. Enjoy an expansive, south-facing backyard drenched in sunlight-an ideal setting for outdoor entertaining, dining, and all-day enjoyment. Potential approval for a laneway suite at the rear of the property, allows for multiple rental incomes on one lot. Rare parking includes a double-car garage plus carport (3 spaces total). Roof updated in 2021. Steps to Corso Italia, The Junction, parks, schools, JJP Community Centre, shops, and transit. A fantastic opportunity in a sought-after neighbourhood!

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ School
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Walk-Up
FACING	South
AGE	16-30 years
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	\$5,156
POSTAL CODE	M6N 5G1
NEIGHBOURHOOD	Corso Italia-Davenport

ROOM BREAKDOWN

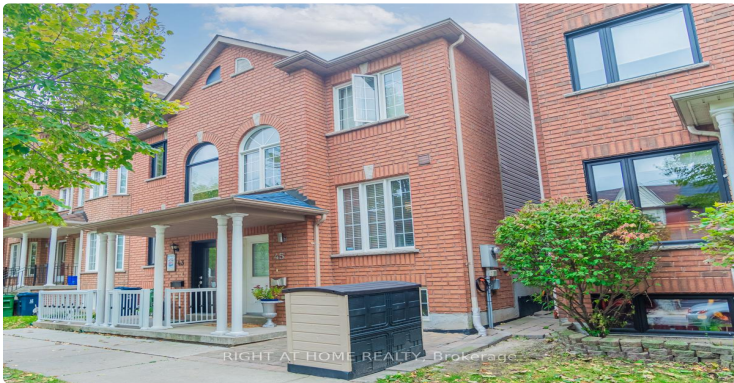
ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Main	—	Combined w/Dining, Hardwood Floor
Dining Room	Main	—	Combined w/Dining, Hardwood Floor
Kitchen	Main	—	Combined w/Kitchen, Ceramic Floor

43 Rutland Street, Toronto, ON M6N 5G1

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ROOM	LEVEL	DIMENSIONS	FEATURES
Breakfast	Main	—	Combined w/Laundry, Ceramic Floor
Powder Room	Main	—	Ceramic Floor, 2 Pc Bath
Primary Bedroom	Second	—	4 Pc Bath, Closet
Bedroom 2	Second	—	Closet
Bedroom 3	Second	—	Closet
Laundry	Basement	—	—
Bathroom	Second	—	4 Pc Bath

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.