



FOR SALE

DUPLEX

MLS# W13076344

133 Cowan Avenue, Toronto, ON M6K 2N1

South Parkdale, Toronto · M6K 2N1

C\$ 1,699,000

4	4	2,250	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely offered, fully renovated rowhouse duplex with accessory unit. Taken back to the studs in 2020, this turnkey legal property offers three self-contained suites, ideal for investors seeking stable returns, also for end users looking for a live-in, rent-out opportunity, significantly broadening buyer appeal. Thoughtfully designed for low-maintenance ownership, each unit features modern finishes, quality appliances, and private entrances. The upper two-level 2-bedroom + den suite is currently tenanted, along with the stylish main floor 1-bedroom offering a walkout to a private backyard. The lower-level 1-bedroom, currently owner-occupied, boasts high ceilings, two separate entrances, and a bright, contemporary layout. Includes one front pad parking space. Tucked away on a quiet street in South Parkdale, just steps to transit, parks, shops, and the Lake, this is a rare opportunity to own a fully renovated, income-generating property in a high-demand rental location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Fenced Yard
- ✓ Hospital

PROPERTY DETAILS

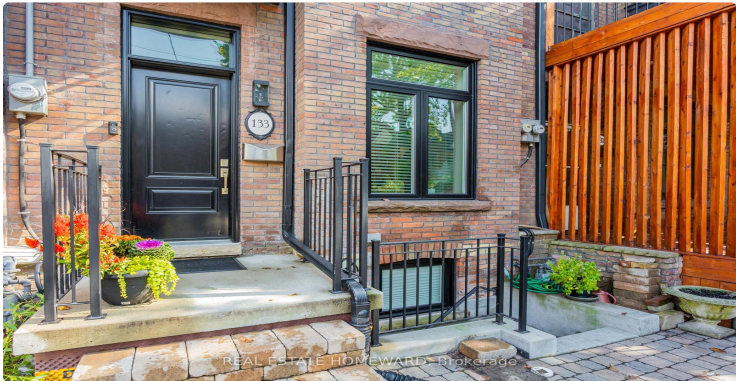
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Duplex
BASEMENT	Separate Entrance, Walk-Up, Finished
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,677
POSTAL CODE	M6K 2N1
NEIGHBOURHOOD	South Parkdale

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept
Kitchen	Main	—	Breakfast Bar, Quartz Counter, 4 Pc Bath
Bedroom	Main	—	4 Pc Bath, East View

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Second	—	Closet
Dining Room	Second	—	Juliette Balcony, West View
Kitchen	Second	—	Quartz Counter, B/I Appliances
Bedroom	Second	—	B/I Shelves, Window
Bedroom	Third	—	Window, West View
Sitting	Third	—	B/I Shelves, Sliding Doors, W/O To Sundeck
Living Room	Basement	—	Pot Lights, Window
Kitchen	Basement	—	B/I Appliances, Quartz Counter
Bedroom	Basement	—	3 Pc Bath, Pot Lights

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL ESTATE HOMEWARD

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.