



FOR SALE

DETACHED

MLS# W13580290

1132 DUFFERIN Street, Toronto, ON M6H 4B6

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 4B6

C\$ 799,000

6	2	2,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Unveil An Incredible Investment Opportunity Or The Perfect Live-And-Rent Scenario In The Heart Of One Of Toronto's Most Vibrant Neighborhoods! This Versatile Detached Duplex At 1132 Dufferin Street Is Priced Competitively And Offers A Highly Functional Layout For Both Savvy Investors And Buyers Looking To Supplement Their Mortgage With Rental Income. The Spacious Upper Unit Is Delivered Vacant And Features A Sun-Drenched Living Room With A Stunning Bay Window, A Large Eat-In Kitchen, A Full Bathroom, And A Primary Bedroom On The Second Floor, While The Third Floor Boasts An Additional Bedroom And A Versatile Den Space Perfect For A Home Office. The Rear Unit Offers A Unique Bi-Level Layout With Two Separate Entrances Via A Main Floor Kitchen Walk-Out And A Convenient Basement Walk-Up; This Unit Includes A Living Area, Kitchen, Bedroom On Main Level, And A Full Bathroom, Bedroom & Den On Lower Level.Currently Occupied By Great Tenants Who Are Open To Staying Or Providing Flexibility For The New Owner. Set On An Impressive 120-Foot Deep Lot, This Property Provides A Massive Backyard With Tremendous Upside Potential; Take Inspiration From The Neighbouring Homes And Explore A Rear Extension Or The Addition Of A Garden Suite To Maximize The Property's Value. The Location Is Truly Unbeatable, Positioned Steps From The Dufferin Subway Station, Bloor Court Village, And The Iconic Dufferin Grove Park, Surrounded By Toronto's Best Coffee Shops, Trendy Dining, And Boutique Shopping. With The Bloor-Danforth Subway Line At Your Doorstep, Access To The Downtown Core Is Effortless. This Is A Rare Chance To Secure A Detached Multi-Unit Home In A High-Demand Transit Hub. Offers Are Welcomed Anytime, So Do Not Miss Your Chance To Own A Piece Of Dufferin Street's Bright Future!

FEATURES

✓ Basement

PROPERTY DETAILS

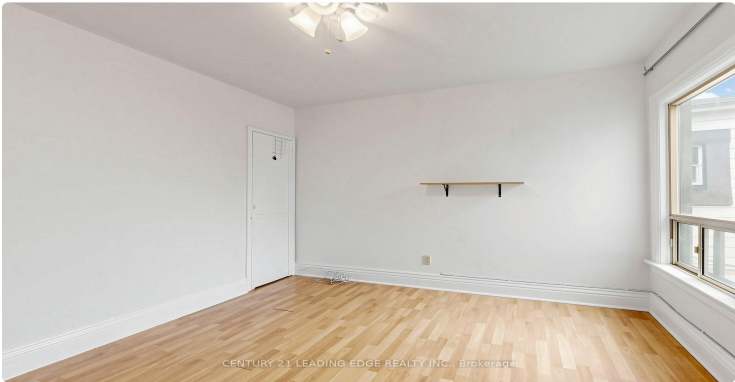
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Walk-Up, Finished
FACING	West
AREA RANGE	2000-2500 sqft
ANNUAL TAX	\$4,871
POSTAL CODE	M6H 4B6
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
1132 DUFFERIN Street, Toronto, ON M6H 4B6		CENTURY 21 LEADING EDGE REALTY INC.	

—	Second	—	—
Living Room	Second	—	Hardwood Floor, Bay Window
Kitchen	Second	—	Ceramic Floor, Eat-in Kitchen, Overlooks Backyard
Primary Bedroom	Second	—	Hardwood Floor, Window, Closet
Bedroom 2	Third	—	Hardwood Floor, Window
—	Third	—	Hardwood Floor, Window
Living Room	Main	—	Hardwood Floor, Window
Kitchen	Main	—	Ceramic Floor, Large Window, W/O To Deck
Primary Bedroom	Main	—	Hardwood Floor, Overlooks Frontyard, Closet
Bedroom	Basement	—	Ceramic Floor, Window, Walk-Up
Den	Basement	—	Ceramic Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 LEADING EDGE REALTY INC.

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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.