



FOR SALE

SEMI-DETACHED

MLS# W13625906

# 2330 Dufferin Street, Toronto, ON M6E 3S4

Caledonia-Fairbank, Toronto · M6E 3S4

C\$ 1,000,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 1,300 | 3       | 31-50     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Toronto most desirable midtown neighbourhoods. Eglinton / Dufferin Subway 3-4 Minutes walk ,,,,Large 3 bedrooms Semi brick house .Beautifully front yard Garden.. Step outside to enjoy the concrete patio, green space perfect for a garden or play area, plus a large workshop shed & 3 parking space. Separate Entrance basement apartment,, Can Be Used As An Investment Property.. a spacious laundry room with utility sink. Eat in Kitchen, Large Rec room with brick Fire place, a washroom ,cold cellar with abundant of storage ...offering excellent in-law suite potential. It is an ideal opportunity for first-time buyers, renovators, or downsizers looking to add their personal touch. Enjoy an unbeatable location steps to schools, parks, local dining, shops, TTC transit. ..Subway station..

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit

### PROPERTY DETAILS

|                |                    |
|----------------|--------------------|
| PROPERTY TYPE  | Semi-Detached      |
| LISTING STATUS | For Sale           |
| STYLE          | 2-Storey           |
| PROPERTY TYPE  | Semi-Detached      |
| BASEMENT       | Finished           |
| FACING         | East               |
| AGE            | 31-50 years        |
| AREA RANGE     | 1100-1500 sqft     |
| PARKING        | 3 spaces           |
| ANNUAL TAX     | \$3,698            |
| POSTAL CODE    | M6E 3S4            |
| NEIGHBOURHOOD  | Caledonia-Fairbank |

## ROOM BREAKDOWN

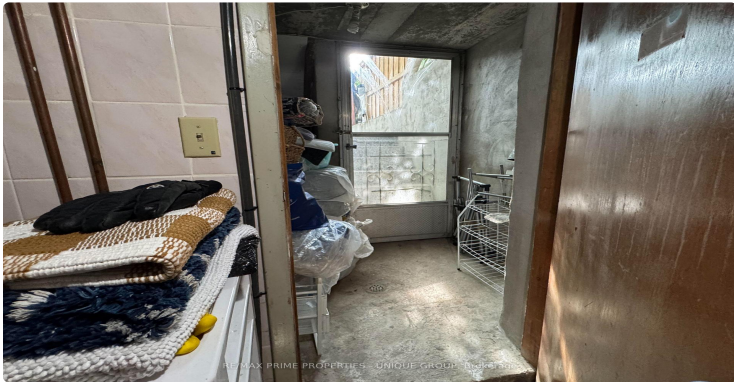
| ROOM        | LEVEL | DIMENSIONS | FEATURES                                        |
|-------------|-------|------------|-------------------------------------------------|
| Living Room | Main  | —          | Hardwood Floor, Combined w/Family, Large Window |
| Family Room | Main  | —          | Hardwood Floor, Large Window, Combined w/Living |
| Dining Room | Main  | —          | Ceramic Floor, Sliding Doors, Walk-Out          |
| Kitchen     | Main  | —          | Ceramic Floor, Walk-Out                         |

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| ROOM              | LEVEL    | DIMENSIONS | FEATURES                                   |
|-------------------|----------|------------|--------------------------------------------|
| Primary Bedroom   | Second   | —          | Hardwood Floor, Large Closet, Large Window |
| Bedroom 2         | Second   | —          | Hardwood Floor, Closet                     |
| Bedroom 3         | Second   | —          | Laminate, W/W Closet                       |
| Kitchen           | Basement | —          | Laminate, Breakfast Area, Combined w/Rec   |
| Recreation        | Basement | —          | Laminate, Brick Fireplace                  |
| Cold Room/Cantina | Basement | —          | —                                          |

GALLERY





## LISTING AGENT

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**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.