



RE/MAX PRIME PROPERTIES - UNIQUE GROUP, Brokerage

FOR LEASE

TRIPLEX

MLS# W13682290

45 Astoria Avenue 3, Toronto, ON M6N 2V6

Mount Dennis, Toronto · M6N 2V6

C\$ 2,200/mo

2	2	900	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 45 Astoria Ave. Suite #3 ~ Recently renovated two bedroom, two bathroom basement suite. A short walk from the Mount Dennis Transit Hub (Eglinton Ave. LRT, UP Express and Go Train,) and easy access to the 401 / 400 highways. Tennis, golf, cricket, biking trails and there is plenty of open space nearby along with grocery stores and cafés.Suite #3 has its own entrance, a modern 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.

FEATURES

- ✓ Basement
- ✓ Golf
- ✓ Lake/Pond
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Separate Entrance, Full, Finished
FACING	South
AREA RANGE	700-1100 sqft
POSTAL CODE	M6N 2V6
NEIGHBOURHOOD	Mount Dennis

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Basement	—	W/O To Yard, Open Concept
Kitchen	Basement	—	Modern Kitchen, Stainless Steel Appl, Combined w/Living
Primary Bedroom	Basement	—	3 Pc Ensuite, Closet
Bedroom 2	Basement	—	Walk-In Closet(s)
Bathroom	Basement	—	4 Pc Bath, Combined w/Laundry

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.