



RE/MAX REALTY SPECIALISTS INC., Brokerage

FOR SALE

DUPLEX

MLS# W13715974

73 Elm Grove Avenue, Toronto, ON M6K 2J2

South Parkdale, Toronto · M6K 2J2

C\$ 1,785,000

6	5	2,750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

73 Elm Grove Ave is Queen West's Best Kept Secret. This neighbourhood doesn't need an introduction. World-renowned, trendsetting, the vibe that everyone else is trying to copy and hiding just off its edge is a rare piece of Victorian real estate that quietly does something rarer than trendy: it prints money and looks incredible doing it. Here at 73 Elm Grove, a stunning 4-unit Victorian with an attached garage - because your vintage Porsche deserves better than street parking and more upside than you've seen in years. The main level is the owner's unit, and it's an exceptional one: a 2-bed, 2-bath home with huge principal rooms full of charm and character, a powder room, a full spa-inspired bath, and two king-sized bedrooms. The kitchen is massive, built around an island, with a walkout to your own New York-style outdoor hangout. Live here, collect income from the rest - an opportunity you didn't think existed at this price point. Upstairs: a 2-bed, 1-bath unit, a 1-bed, 1-bath unit, and a third-floor loft-style bachelor that's the stuff of tenant dreams. The kind of space that draws the exact renter you want, with movie/ good book flair. The location is a stone's throw from Queen West itself - Saint James Coffee, Craigs Cookies, The Rhino, the Gladstone and Drake Hotels, TTC access, and a long list of Toronto landmarks you'll never tire of name-dropping. Downstairs, a clean, open walkout basement, a blank canvas, ready for your architect and contractor to reimagine. Few properties build this kind of excitement. Rare style, rare charm, rare opportunity all in one awesome Queen West address.

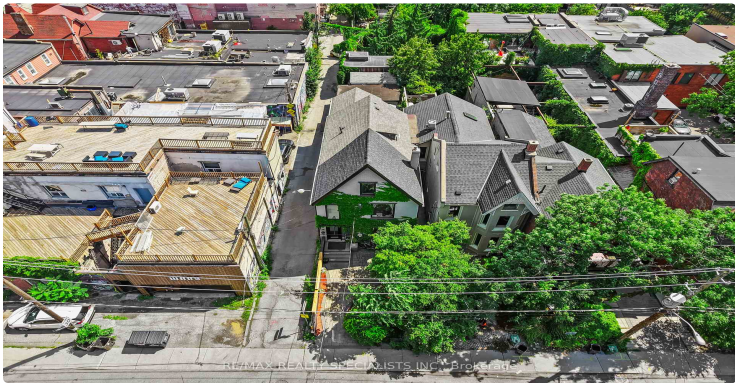
FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Duplex
BASEMENT	Separate Entrance
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	1 spaces
ANNUAL TAX	\$8,996
POSTAL CODE	M6K 2J2
NEIGHBOURHOOD	South Parkdale

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTY SPECIALISTS INC.

Email: pshaganenko@gmail.com

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.