



FOR SALE

DETACHED

MLS# W13751774

61 Chelsea Avenue, Toronto, ON M6P 1B9

High Park North, Toronto · M6P 1B9

C\$ 1,795,000

5	4	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An outstanding opportunity to acquire a turnkey property with 4 self-contained units in the highly sought-after High Park North neighbourhood, just steps from Dundas West TTC Station. 61 Chelsea Ave has been lovingly maintained by an experienced owner, offering both stability and long-term investment appeal. Recent upgrades include vinyl flooring throughout, 200 Amp electrical panel, new furnace, AC and tankless water heaters (2), new bathrooms and kitchens, new composite decks (3), garbage pad, front and back walkways and patio, fencing, interior waterproofing, and most appliances. Current rents are at market level and investors benefit from a ****strong cap rate of 5.03%****, with minimal need for repositioning.Tenants benefit from efficient floorplans and exceptional convenience, with Dundas West Subway Station just a 5-minute walk away and the UP Express only a 7-minute walk away, allowing for quick access to both downtown and Pearson Airport. The property is also just minutes from High Park, offering expansive green space, trails, and recreational amenities.Located near the vibrant Roncesvalles Village, residents enjoy easy access to some of the city's best cafes, restaurants, and boutique shops-enhancing the overall lifestyle appeal and supporting strong rental demand.A turnkey asset in a premier location, 61 Chelsea Ave presents a compelling opportunity for investors seeking stable income, strong fundamentals, and enduring rental demand in one of Toronto's most desirable communities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

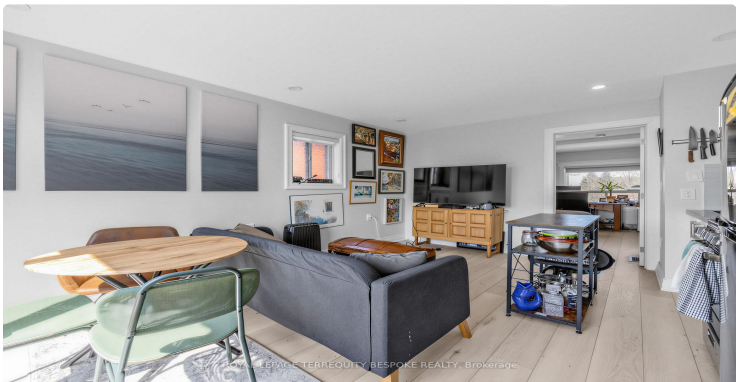
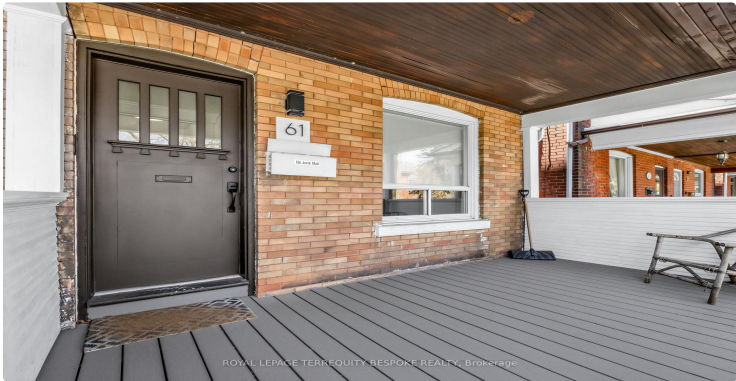
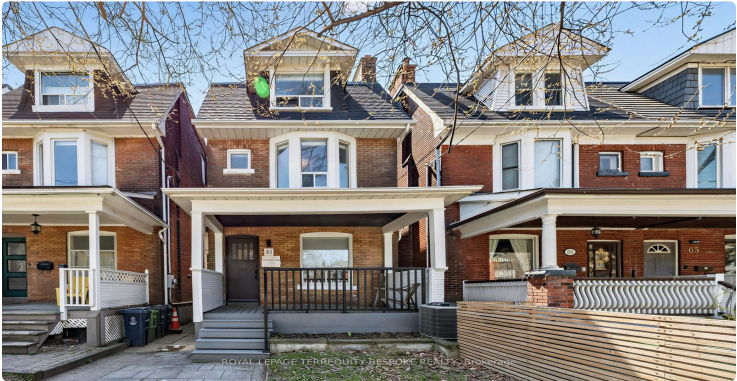
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,903
POSTAL CODE	M6P 1B9
NEIGHBOURHOOD	High Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Basement	—	Combined w/Dining, Window, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Basement	—	Stainless Steel Appl, Window
Bedroom	Basement	—	Closet, Window
Furnace Room	Basement	—	—
Laundry	Basement	—	W/O To Yard
Living Room	Ground	—	Window
Kitchen	Ground	—	Combined w/Dining, Stainless Steel Appl, Window
Bedroom	Ground	—	Window, Closet
Foyer	Ground	—	W/O To Porch
Living Room	Second	—	Window, Closet
Kitchen	Second	—	Combined w/Dining, Stainless Steel Appl, Window
Bedroom	Second	—	Window, Closet, French Doors
Sunroom	Second	—	Window, W/O To Balcony
Kitchen	Third	—	Combined w/Living, Stainless Steel Appl, Window
Bedroom	Third	—	Window, Closet Organizers, 3 Pc Ensuite

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE TERREQUITY BESPOKE REALTY

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.