



FOR SALE

TRIPLEX

MLS# W13751916

505 Parkside Drive, Toronto, ON M6R 2Z9

High Park-Swansea, Toronto · M6R 2Z9

C\$ 1,995,000

5	4	2,250	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover an exceptional investment opportunity in one of Toronto's most desirable west-end locations. 505 Parkside Dr is a turnkey, upgraded property with 4 self-contained units, situated directly across from High Park and steps away from Keele TTC station. This property has been meticulously maintained by an experienced owner, ensuring operational efficiency and long-term stability. Recent upgrades include newer roofing, eavestroughs, downspouts and fascia, windows and blinds, vinyl flooring, 200 Amp electrical panel, tankless water heater, sump pumps (2), radiators, interior doors, and most appliances. Current rents are at market level and investors benefit from a ****strong cap rate of 4.98%****, with minimal need for repositioning. Tenants benefit from efficient floorplans, outstanding convenience, and lifestyle appeal. The property is just a 3-minute walk to Keele Subway Station and only 15 minutes to the UP Express, ensuring seamless access to downtown and beyond. Steps from the lively Roncesvalles Village, residents have access to some of the city's best cafes, restaurants, and local shops, further enhancing tenant appeal and retention. A rare opportunity to acquire a turn-key asset in a premier west-end location with stable income, strong fundamentals, and enduring demand.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Library
- ✓ Hospital

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment
FACING	East
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,688
POSTAL CODE	M6R 2Z9
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Basement	—	Closet, Window
Bedroom	Second	—	Window, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	W/O To Porch
Kitchen	Ground	—	Centre Island, Stainless Steel Appl, W/O To Deck
Living Room	Second	—	Combined w/Dining, Window, Closet
Furnace Room	Basement	—	Combined w/Laundry, Stainless Steel Sink
Foyer	Ground	—	W/O To Porch
Kitchen	Second	—	Stainless Steel Appl, Window
Bedroom	Third	—	Combined w/Living, Window
Bedroom 2	Second	—	Window, Closet
Kitchen	Third	—	Combined w/Dining, Stainless Steel Appl, Window
Living Room	Basement	—	Combined w/Kitchen, Window
Bedroom	Ground	—	Window, Closet
Living Room	Ground	—	Bay Window, Fireplace
Kitchen	Basement	—	Combined w/Living, Stainless Steel Appl
Other	Ground	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE TERREQUITY BESPOKE REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.