



ROYAL LEPAGE REAL ESTATE SERVICES LTD. Brokerage

FOR SALE

SEMI-DETACHED

MLS# W13753850

58 Pauline Avenue, Toronto, ON M6H 3M8

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 3M8

C\$ 1,599,000

6	4	2,250	1	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional space and flexibility in the heart of Bloordale Village! Offering nearly 3,000 sq. ft. of living space across 4 levels, this expansive 2 storey semi-detached home has the footprint and versatility to accommodate every stage of family life, with a bathroom on every floor, flexible bedroom configurations and a self contained lower level apartment. Freshly painted throughout with updated main floor flooring, the home features generous open concept living and dining rooms with high ceilings, pot lights and fireplace. The large family sized kitchen offers extensive cabinetry, stainless steel appliances and a walkout to the rear deck and private, fully enclosed backyard. The 2nd floor is currently configured with 2 spacious bedrooms plus a large open concept office that can easily be converted back to a 3rd bedroom. The east facing primary features a walkout to its own private balcony, while the office also enjoys a walkout to a separate rear balcony. Upstairs, the third floor adds 2 more generously sized bedrooms and another full bathroom, with the rear bedroom opening onto a third balcony. An incredible amount of space and flexibility for a growing family, with outdoor spaces on every level. The finished lower level offers a self contained 1 bedroom apartment with separate entrance, kitchen, living space and full bathroom, ideal for rental income, extended family or an older child. Additional features include a 200 amp panel, EV charger, high efficiency heat pump and furnace, tankless hot water and sump pump system. Outside, enjoy a private enclosed backyard with shed plus interlocking front parking for 1 car, with potential to widen for a second space, subject to approvals. Tucked away on a quiet one way street in an exceptionally connected west end location. Walk to Dufferin Subway, Bloor GO/UP Express, Bloordale's cafés, restaurants and shops, Dufferin Mall and Pauline Junior Public School. Located within the highly sought after Bloor CI catchment.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

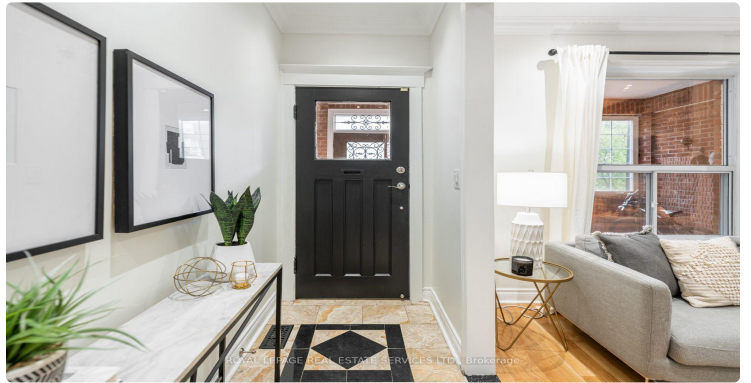
PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Separate Entrance, Walk-Up, Finished
FACING	West
AGE	100+ years
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$7,420
POSTAL CODE	M6H 3M8
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Large Window
Dining Room	Main	—	Hardwood Floor, Walk Through, Bay Window
Kitchen	Main	—	Tile Floor, 2 Pc Bath, W/O To Deck
Primary Bedroom	Second	—	Laminate, Closet, W/O To Balcony
Bedroom 2	Second	—	Laminate, Closet, Window
Bedroom 3	Second	—	Tile Floor, B/I Shelves, W/O To Balcony
Bedroom 4	Third	—	Laminate, Closet, Window
Bedroom 5	Third	—	Laminate, Closet, Window
Kitchen	Basement	—	Tile Floor, Open Concept, Window
Living Room	Basement	—	Laminate, Open Concept, Window
Bedroom	Basement	—	Laminate, Closet, Window
Breakfast	Main	—	Tile Floor, Walk Through, W/O To Deck

GALLERY





LISTING AGENT

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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.