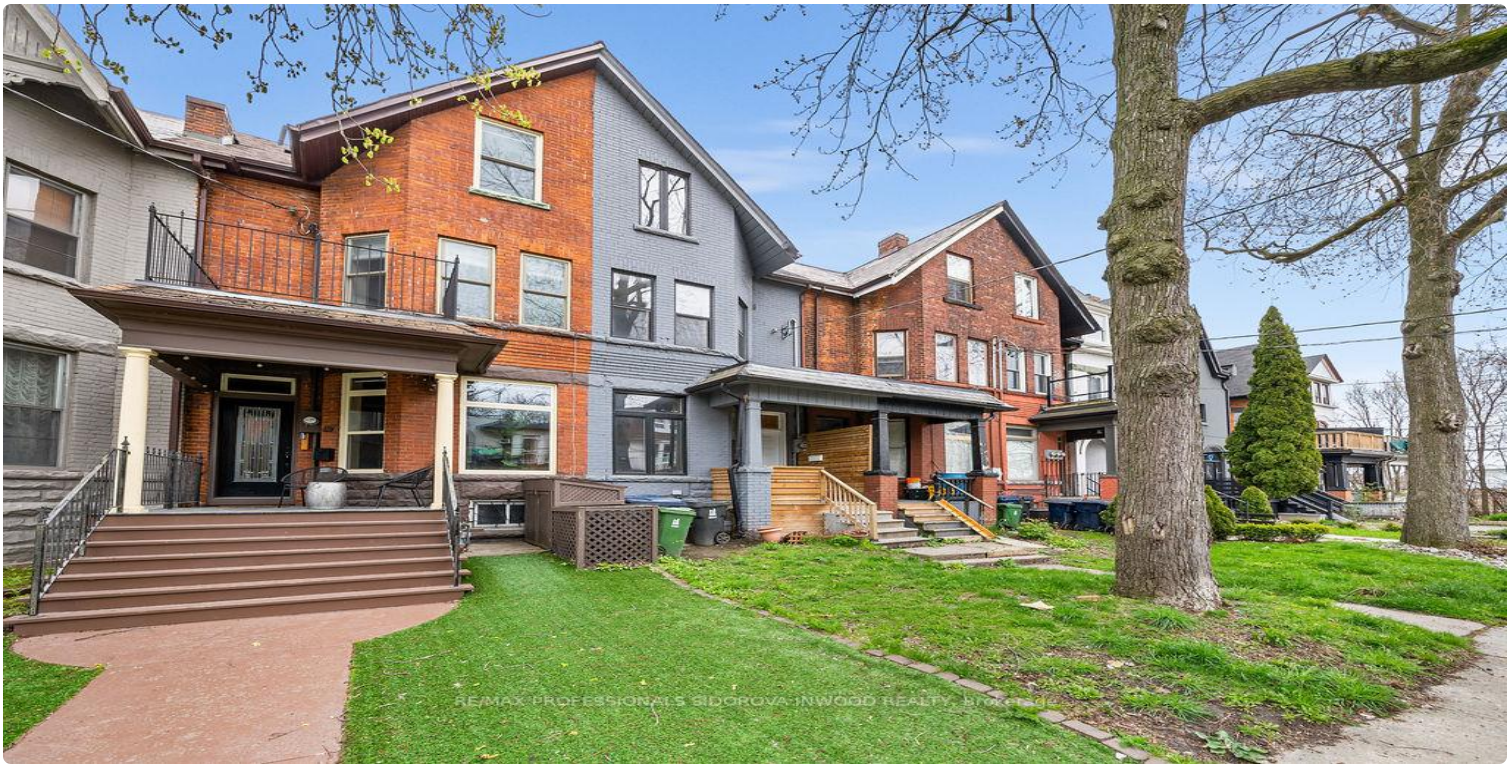




FOR SALE

DUPLEX

MLS# W13757126

13 Spencer Avenue, Toronto, ON M6K 2J4

South Parkdale, Toronto · M6K 2J4

C\$ 1,650,000

7	6	4,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Investment & Multi-Generational Opportunity Steps From Liberty VillageAn incredible opportunity to own approximately 3,500 sq. ft. of beautifully renovatedVictorian living space in one of Toronto's most convenient downtown-west locations.Currently configured as a legal duplex, 13 Spencer Ave offers an impressive 7 bedrooms, 6bathrooms, two designer kitchens and expansive living spaces highlighted by soaring ceilings,exposed brick, quartz finishes and spa-inspired bathrooms.The walk-out basement with separate entrance offers additional flexibility and future incomepotential, while multiple laundry setups make the property exceptionally functional forinvestors, extended families or those looking to live in one portion of the home whilegenerating income from the other.Outside, enjoy an incredible approximately 300 sq. ft. rooftop terrace, along with the rareconvenience of 4 covered parking spaces.With its combination of size, income potential, high-end finishes and versatility, this is anopportunity that is increasingly difficult to replicate this close to downtown Toronto.Perfect for an investor, multi-generational family, or end user looking to offset theircarrying costs while building long-term equity.

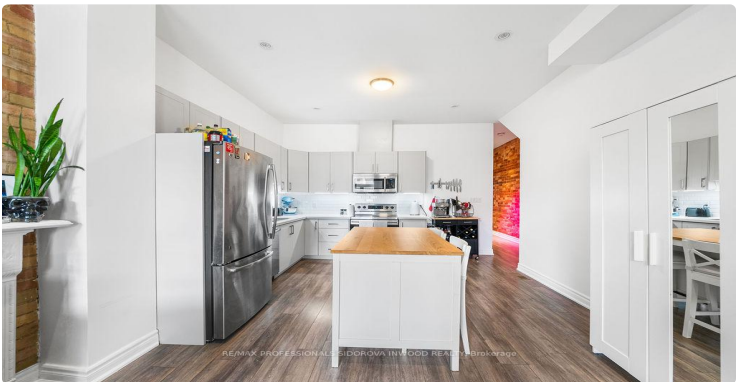
FEATURES

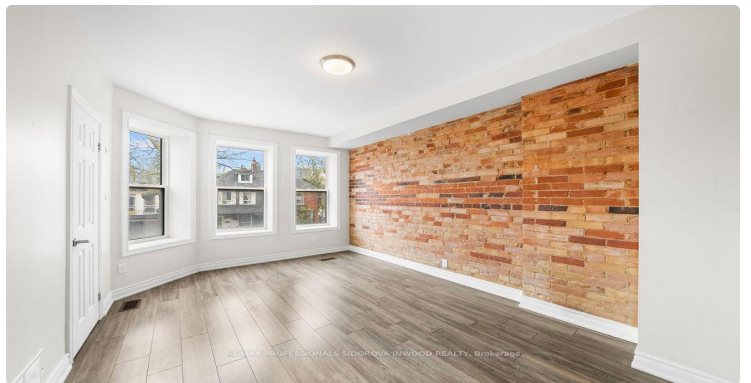
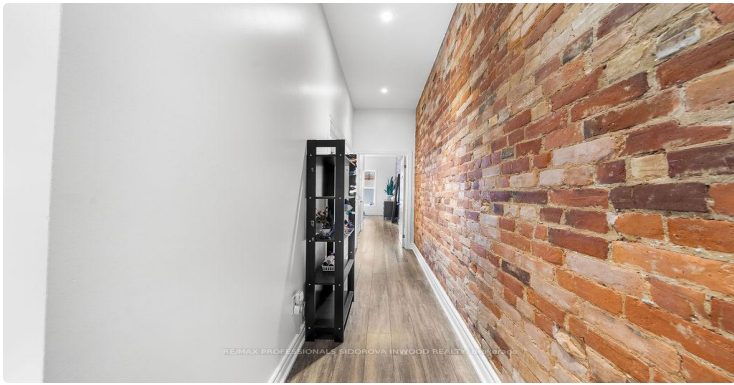
- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Duplex
BASEMENT	Apartment, Walk-Up
FACING	East
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
ANNUAL TAX	\$10,123
POSTAL CODE	M6K 2J4
NEIGHBOURHOOD	South Parkdale

GALLERY





Pavel Shaganenko

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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.