



FOR SALE

DETACHED

MLS# W13761434

45 Montye Avenue, Toronto, ON M6S 2G8

Runnymede-Bloor West Village, Toronto · M6S 2G8

C\$ 1,558,000

4	3	2,250	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Wonderful opportunity in upper Bloor West Village to own two detached homes on one lot, located on a lovely and quiet sought-after street close to transit, shops, parks and schools! A marvellous blend of historic charm and modern design, these two beautiful separate homes provide a unique package for buyers or investors seeking multi-generational living, income potential, or co-ownership. The front home includes a welcoming open front porch; spacious living room with large window, crown moulding, and hardwood floor; formal dining room with window to the backyard; and large eat-in kitchen with double sink, tile backsplash, and adjoining mudroom with additional storage space and walkout to backyard. The second floor features three large and bright bedrooms with hardwood flooring; a flexible additional room with window which can be used as a walk-in closet or den; hallway linen closet; and 4-piece family bathroom. Lower level with good ceiling height, an additional 4-piece bath, laundry and oodles of storage space. The showstopping laneway house, just completed in 2026 and not yet lived in, is a masterful example of impeccable design, function, and contemporary features. Fresh and bright, the main floor includes a stylish open concept kitchen with a large peninsula, stone countertops, plentiful storage and layered lighting. The living and dining areas are bright and airy with white oak hardwood throughout. The upper level includes a primary bedroom with double closet and juliette balcony, flexible den or office space with soaring 11 foot ceiling and skylight, and gorgeous 4-piece bath with soaker tub, heated floor and window. Heated/cooled by two amazing and efficient Mitsubishi Hyper-Heat mini splits. Both the main and laneway houses include ensuite laundry and separate entryways, offering independence and privacy. Fully fenced yard w/garden shed, grass, gas barbeque hookup, and concrete patio area. A flexible offering brimming with possibility, versatility & value!

FEATURES

- ✓ Basement
- ✓ Garage

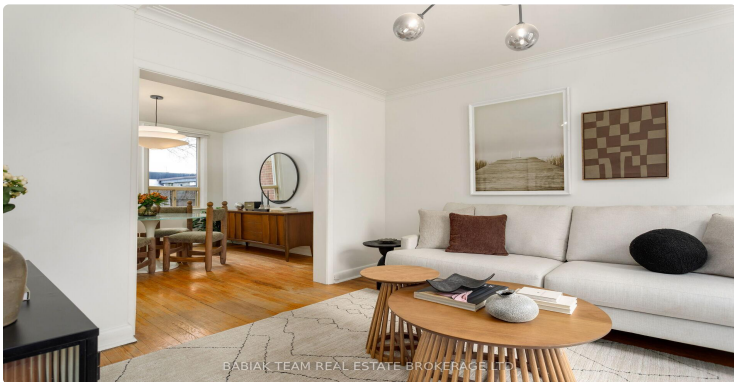
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Full
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	1 spaces
ANNUAL TAX	\$5,864
POSTAL CODE	M6S 2G8
NEIGHBOURHOOD	Runnymede-Bloor West Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Crown Moulding
Dining Room	Main	—	Hardwood Floor, Window, Overlooks Backyard
Kitchen	Main	—	Stainless Steel Appl, Backsplash, Double Sink
Mud Room	Main	—	Large Window, Walk-Out, Overlooks Backyard
Primary Bedroom	Second	—	Hardwood Floor, Window
Bedroom 2	Second	—	Hardwood Floor, Window
Bedroom 3	Second	—	Hardwood Floor, Window
Office	Second	—	Hardwood Floor, Window
Utility Room	Lower	—	Above Grade Window, Concrete Floor
Laundry	Lower	—	Above Grade Window, Concrete Floor
Kitchen	Main	—	Stone Counters, Eat-in Kitchen, Window
Living Room	Main	—	Combined w/Dining, Hardwood Floor, Pot Lights
Dining Room	Main	—	Combined w/Living, Hardwood Floor, Pot Lights
Bedroom 4	Upper	—	Juliette Balcony, Double Closet, Sliding Doors
Den	Upper	—	Skylight, Hardwood Floor, Open Concept

GALLERY





LISTING AGENT

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