



FOR SALE TRIPLEX MLS# W13768692

355 Parkside Drive, Toronto, ON M6R 2Z4

High Park-Swansea, Toronto · M6R 2Z4

C\$ 1,799,000

5	4	3,250	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Offered for the first time in over 50 years, this impeccably maintained triplex occupies one of Toronto's most coveted corners, proudly positioned at Parkside Drive and Geoffrey Street directly across from High Park. A rare legacy property, lovingly cared for by the same family for half a century, it presents an exceptional opportunity for investors, multi-generational families, or those seeking a premier owner-occupied residence with substantial income potential. Spanning three story's, the building comprises two spacious 1,233 sq. ft. two-bedroom suites and a bright 708 sq. ft. one-bedroom suite on the third floor. West-facing windows in every unit frame picturesque views of High Park's expansive green canopy, creating a tranquil setting rarely found in the city. The property has benefited from significant capital improvements, including updated roof, windows, doors, eavestroughs, fascia, and electrical service, providing peace of mind for years to come. The vacant third-floor suite offers immediate occupancy or market-rent potential, while the first and second floor suites are occupied by outstanding long-term month-to-month tenants who have cared for their homes with pride and respect. Below, the full unfinished basement features solid concrete construction, dedicated storage rooms, a laundry area, and a powder room, presenting exciting possibilities for additional living space, supplementary income suites, or enhanced amenities. A private driveway accommodates 4 vehicles in addition to a detached garage-an extraordinary convenience in this sought-after neighbourhood. Steps to High Park, the subway, the waterfront, and the vibrant boutiques, cafés, restaurants, and pubs of Roncesvalles Village and Bloor West, this is a truly irreplaceable location. Opportunities to acquire a meticulously maintained, generational triplex overlooking Toronto's most celebrated park are exceptionally rare.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Beach
- ✓ Hospital
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

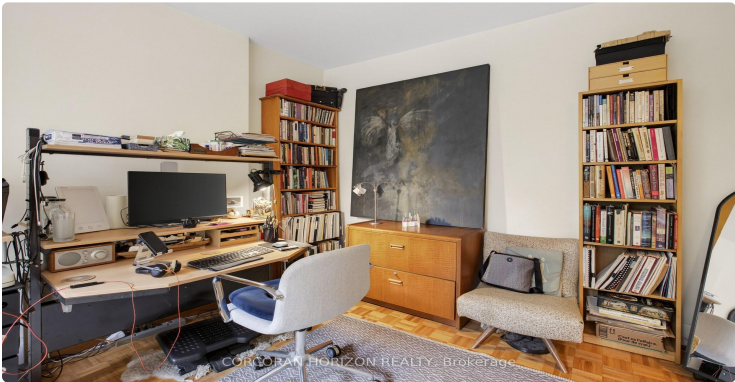
PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Triplex
BASEMENT	Full, Unfinished, Development Potential
FACING	East
AREA RANGE	3000-3500 sqft
PARKING	5 spaces
ANNUAL TAX	\$9,576
POSTAL CODE	M6R 2Z4
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Window, Closet
Dining Room	Main	—	Hardwood Floor, Bow Window
Bedroom	Main	—	Hardwood Floor, Bow Window
Bedroom	Main	—	Hardwood Floor, Window, Closet
Kitchen	Main	—	Updated, Window
Living Room	Second	—	Hardwood Floor, Bow Window, Fireplace
Dining Room	Second	—	Hardwood Floor, Bow Window
Bedroom	Second	—	Hardwood Floor, Window, Closet
Bedroom	Second	—	Hardwood Floor, Window, Walk-In Closet(s)
Kitchen	Second	—	Updated, Window
Living Room	Third	—	Hardwood Floor, Window, Closet
Bedroom	Third	—	Hardwood Floor, Window, Walk-In Closet(s)
Kitchen	Third	—	Window

GALLERY





LISTING AGENT

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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.