



KELLER WILLIAMS PORTFOLIO REALTY Brokerage

FOR LEASE

DETACHED

MLS# W13788110

172 High Park Avenue Bsmt, Toronto, ON M6P 2S4

High Park North, Toronto · M6P 2S4

C\$ 2,900/mo

1	3	900	1	100+	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Located in the sought-after High Park neighbourhood, this exceptionally designed full space offers a rare combination of space, flexibility, and upgraded finishes. The home features a spacious 1-bedroom, 1.5-bathroom layout. The backyard is like a garden oasis with mature trees, loads of grass, hot tub, trampoline, flowers and fire pit. The front yard has a putting green, swing, huge trees and glorious gardens. Featuring heated polished concrete floors throughout, two separate air conditioners, stone counters and super deep and wide windows the unit blends modern style with everyday comfort while offering an abundance of functional living, loads of light and a space rarely found in homes half below grade. Tucked away with a completely separate entrance, yet close to everything, the location is hard to beat. You're just a short walk to High Park, the Line 1 subway, and the vibrant shops, cafés, and restaurants of both Bloor West Village and The Junction. Enjoy the best of city living with parks, trails, transit, and some of Toronto's most beloved neighbourhood amenities right at your doorstep. PLEASE NOTE: Utilities based on 1-2 person occupancy, 1 parking spot may be possible

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

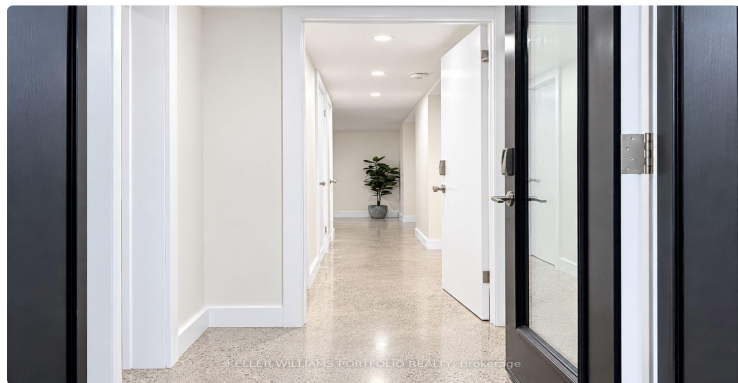
PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Walk-Out
FACING	West
AGE	100+ years
AREA RANGE	700-1100 sqft
PARKING	1 spaces
POSTAL CODE	M6P 2S4
NEIGHBOURHOOD	High Park North

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Basement	—	Large Window, Concrete Floor
Kitchen	Basement	—	Stainless Steel Appl, Concrete Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Basement	—	Concrete Floor
Office	Basement	—	Concrete Floor, 3 Pc Bath
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS PORTFOLIO REALTY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.