



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# W13827590

72 William Duncan Road, Toronto, ON M3K 0C5

Downsview-Roding-CFB, Toronto · M3K 0C5

C\$ 1,068,000

5	3	2,750	2	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Located in North York, just minutes from York University, public transit, shopping, restaurants, parks and everyday amenities, this property offers an investment opportunity with established rental income and additional potential. The property features 5 rented rooms, all currently occupied. Current monthly rents are \$1,250 for each of two rooms with balconies, \$1,150 for each of two additional rooms, and \$1,650 for the top-level room, generating a total of \$6,450 per month in current rental income. The unfinished basement offers potential for additional living space, including the possibility of two bedrooms, subject to applicable approvals and permits. Conveniently located in a well-connected North York neighbourhood, this property provides current rental income with potential for future improvements.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ New Build

PROPERTY DETAILS

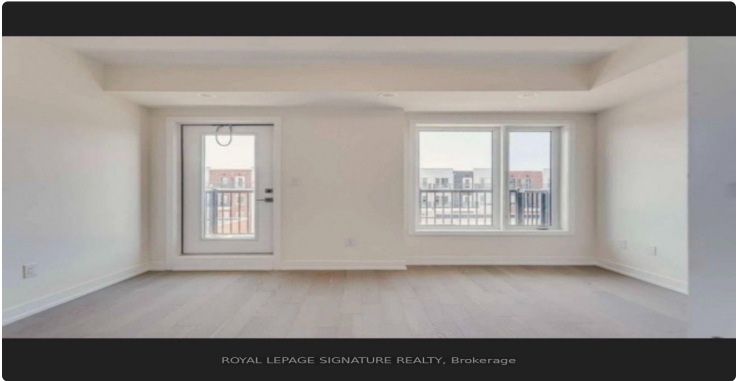
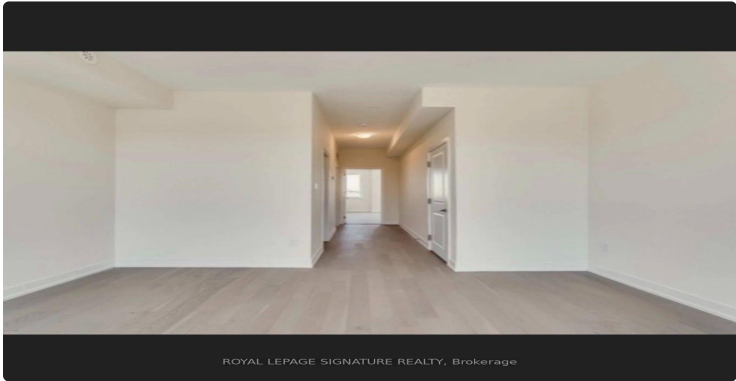
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Unfinished
FACING	West
AGE	0-5 years
AREA RANGE	2500-3000 sqft
PARKING	2 spaces
ANNUAL TAX	\$5,850
POSTAL CODE	M3K 0C5
NEIGHBOURHOOD	Downsview-Roding-CFB

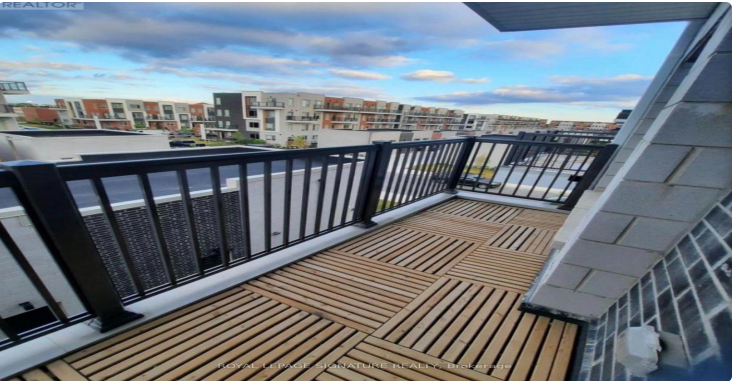
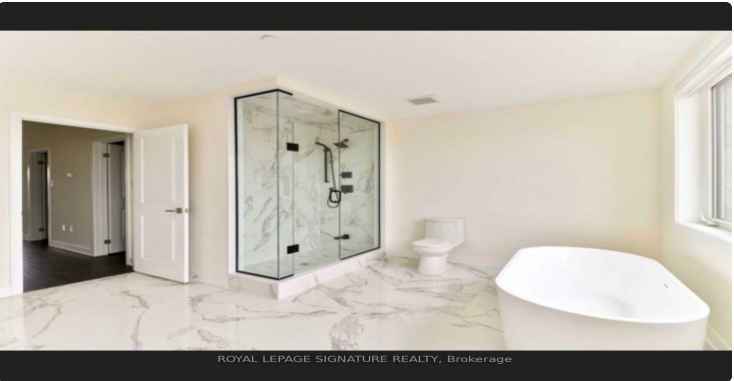
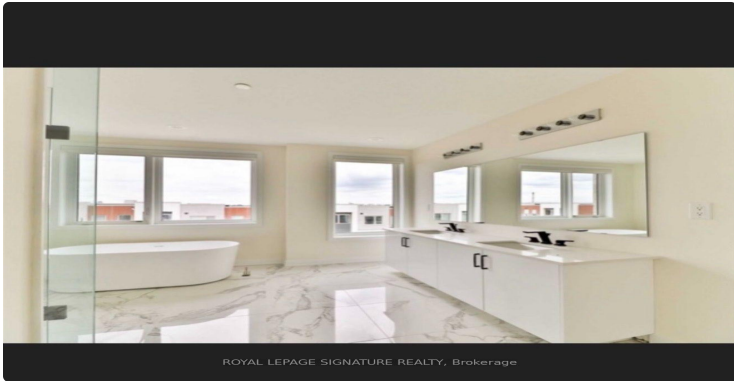
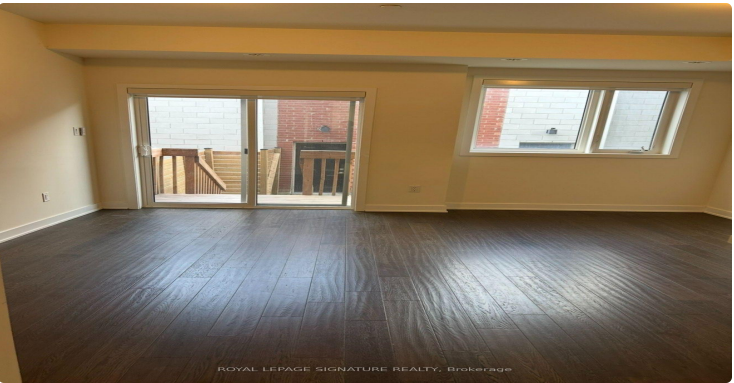
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Kitchen
Kitchen	Main	—	Combined w/Dining
Bedroom 2	Second	—	W/O To Balcony, Walk-In Closet(s), Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Second	—	W/O To Balcony, Walk-In Closet(s), Large Window
Bedroom 4	Third	—	Walk-In Closet(s), Large Window
Bedroom 5	Third	—	Walk-In Closet(s), Large Window
Primary Bedroom	Upper	—	W/O To Balcony, 4 Pc Ensuite, Walk-In Closet(s)

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE 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.