



FOR SALE

TRIPLEX

MLS# W13841428

3 Armstrong Avenue, Toronto, ON M6H 1V9

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 1V9

C\$ 2,200,000

3	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This great triplex is a testament to a modern renovation and quality build. It offers an unparalleled living experience in the city. Each unit has been meticulously rebuilt using quality materials, ensuring durability & aesthetic appeal. The property is a perfect blend of luxury, comfort, and convenience, making it an ideal choice for families, professionals, or investors. The owner's suite, spans the second and third floors, is a sanctuary of elegance and comfort. It boasts a luxurious 5 pc bathroom & eat-in kitchen equipped with ample space for cooking & dining, with wainscotting that adds a touch of sophistication to the space. The massive third-floor loft is a standout feature, with its vaulted ceilings creating an airy and expansive atmosphere. This area seamlessly combines an open concept offering versatility for work, leisure and sleep. A private outdoor deck extends from the loft, providing a perfect spot to unwind & enjoy stunning sunset views of the iconic CN Tower. The main floor suite exudes warmth and coziness, with a gas fireplace & open-concept living and kitchen area is designed for modern living, with a large centre island that serves as both a functional workspace and a gathering spot for family and friends. The stylish lower level suite with separate entrance, heated floors & featuring 9-foot ceilings that give it a spacious and open feel, rare for a basement suite. The natural light flooding the space enhances its appeal, making it a bright and cheerful environment & the lower level is perfect for tenant, a home office, creative studio or in-law space. The property also includes a double carport, providing convenient parking for two vehicles or adding a laneway unit. The fenced yard comes with a private patio & fully landscaped & is located in a desirable neighbourhood. This property is within walking distance to the subway station, making commuting a breeze. It is also close to a variety of popular cafes, restaurants, and shops on Bloor Street.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Triplex
BASEMENT	Separate Entrance, Apartment, Finished with Walk-Out
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,246
POSTAL CODE	M6H 1V9
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Combined w/Kitchen
Kitchen	Main	—	Hardwood Floor, Centre Island, Walk-Out
Bedroom	Main	—	3 Pc Ensuite, Hardwood Floor, Large Window
Kitchen	Second	—	Hardwood Floor, Family Size Kitchen, Combined w/Dining
Dining Room	Second	—	Hardwood Floor, Large Window, Open Concept
Living Room	Second	—	Hardwood Floor
Bathroom	Second	—	5 Pc Bath, Ceramic Floor, Soaking Tub
Primary Bedroom	Third	—	Hardwood Floor, W/W Closet, Combined w/Office
Office	Third	—	W/O To Deck, Open Concept, Large Window
Other	Third	—	Wood
Kitchen	Lower	—	Heated Floor, 3 Pc Bath, Galley Kitchen
Bedroom	Lower	—	Heated Floor, Large Window, Sliding Doors
Living Room	Lower	—	Heated Floor, Large Window, Open Concept
—	Lower	—	—
—	Lower	—	—
—	Lower	—	—

GALLERY





LISTING AGENT

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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.