



FOR SALE

DETACHED

MLS# W13847780

346 Indian Road Crescent, Toronto, ON M6P 2H1

Junction Area, Toronto · M6P 2H1

C\$ 1,499,000

4	3	1,750	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 346 Indian Road Crescent, a rare opportunity to own a detached home in the heart of The Junction, offering immediate rental income and exceptional flexibility for the future. Thoughtfully updated over the years, this spacious 2 storey property is currently configured as three self contained, separately metered units generating approximately \$78,000 in gross annual rental income. Set on a 20.83 x 108.43 ft lot with two car parking off a wide rear laneway, each unit features a generously sized kitchen and bathroom plus in suite laundry. The bright main floor one bedroom suite offers hardwood floors, a spacious living room, open concept kitchen and walkout to the deck and backyard. A walk in shower and bath bars make this suite particularly well suited to aging parents or family members with limited mobility. The upper two level suite features two bedrooms, including a king sized third floor retreat with skylight and generous closet space, plus a bright living room and open concept kitchen. The lower one bedroom suite offers a large living room, open concept kitchen, bathroom, storage and bright bedroom with two south facing windows. Maintain all three income producing suites, live in one and rent the others, or create a multi-generational home where aging parents, adult children or extended family can enjoy independent living while remaining under one roof. In the future, return the property to a substantial single family home while retaining the lower apartment for income or family. The wide rear laneway also offers potential for a future laneway house, subject to approvals. Steps to The Junction's cafes, boutiques and restaurants, with UP Express, TTC and Humberside Collegiate close by. Income today, flexibility for the future and a prime west end location.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance
FACING	West
AGE	100+ years
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,223
POSTAL CODE	M6P 2H1
NEIGHBOURHOOD	Junction Area

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Open Concept, Closet
Kitchen	Main	—	Tile Floor, Open Concept, Breakfast Bar
Dining Room	Main	—	Hardwood Floor, Open Concept, Combined w/Kitchen
Bathroom	Main	—	Hardwood Floor, W/O To Deck, Closet
Living Room	Second	—	Hardwood Floor, Open Concept, Window
Kitchen	Second	—	Hardwood Floor, Open Concept, Breakfast Bar
Dining Room	Second	—	Hardwood Floor, Open Concept, Combined w/Kitchen
Bathroom	Second	—	Hardwood Floor, W/O To Balcony, Closet
Bedroom 2	Third	—	Broadloom, Window, Closet
Living Room	Basement	—	Laminate, Open Concept, Combined w/Dining
Kitchen	Basement	—	Laminate, Open Concept, Breakfast Area
Bathroom	Basement	—	Laminate, Window, Closet

GALLERY





LISTING AGENT

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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.