



FOR SALE

TRIPLEX

MLS# W13854674

277 Harvie Avenue, Toronto, ON M6E 4L1

Caledonia-Fairbank, Toronto · M6E 4L1

C\$ 1,900,000

9	5	3,250	5	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

All-Brick Multi-Unit Property Built in 1990, Featuring Front, Side, and Rear Entrances. The Main Floor Offers 3 Bedrooms, 2 Full Bathrooms, Kitchen, Living Room, and Front and Rear Porches. The Second Floor Includes 3 Bedrooms, 2 Full Bathrooms, Kitchen/Living Area, and Front and Rear Porches. The Lower Level Features High Windows, 3 Bedrooms, 1 Full Bathroom, Eat-In Kitchen, and Ensuite Laundry. The Property Includes 2 Tankless Hot Water Heaters, 2 Gas Furnaces (2017), and 2 Central Air Conditioning Units (2017), All Owned With No Rental Contracts. There Are 3 Electrical Meters, 3 Electrical Panels, and 2 Gas Meters. Parking for up to 4 Vehicles, Detached Garage, and Fully Fenced Yard With Gate. Includes 3 Refrigerators, 3 Stoves, 2 Dishwashers, 1 Washer, and 1 Dryer.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Level
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Full, Separate Entrance, Walk-Up, Finished
FACING	East
AGE	31-50 years
AREA RANGE	3000-3500 sqft
PARKING	5 spaces
ANNUAL TAX	\$8,106
POSTAL CODE	M6E 4L1
NEIGHBOURHOOD	Caledonia-Fairbank

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	—	—
Living Room	Main	3.37 x 3.98	Hardwood Floor
Laundry	Lower	3.18 x 3.74	Ceramic Floor
Living Room	Lower	4.41 x 5.04	Ceramic Floor, Combined w/Kitchen

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Main	3.37 x 3.98	Hardwood Floor
Bedroom	Lower	4.05 x 3.24	Ceramic Floor
Kitchen	Lower	4.41 x 5.04	Ceramic Floor
Bedroom 3	Main	3.24 x 3.33	Hardwood Floor
Primary Bedroom	Main	3.86 x 4.45	Hardwood Floor, 4 Pc Ensuite
Foyer	Main	3.80 x 3.22	Ceramic Floor
Kitchen	Main	3.36 x 6.77	Ceramic Floor
Bedroom	Lower	3.23 x 3.30	Ceramic Floor
Living Room	Main	—	—
Bedroom	Main	—	—
Bedroom	Main	—	—
Bathroom	Main	—	4 Pc Bath
Kitchen	Main	—	—
Dining Room	Main	—	—
Primary Bedroom	Main	—	—
Bathroom	Main	—	5 Pc Ensuite
—	Main	—	—
Family Room	Second	—	—
Bedroom	Second	—	—
Bedroom	Second	—	—
Bathroom	Second	—	4 Pc Bath
Kitchen	Second	—	—
Dining Room	Second	—	—
Primary Bedroom	Second	—	—
Bathroom	Second	—	5 Pc Ensuite
Kitchen	Basement	—	Eat-in Kitchen
Bathroom	Basement	—	4 Pc Bath

ROOM	LEVEL	DIMENSIONS	FEATURES
Utility Room	Basement	—	—
Bedroom	Basement	—	—
Utility Room	Basement	—	—
Recreation	Basement	—	—
Utility Room	Basement	—	—
Bedroom	Basement	—	—
—	Basement	—	—
—	Basement	—	—
—	Basement	—	—
—	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ESCARPMENT REALTY INC.

Email: pshaganenko@gmail.com

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