



FOR SALE

DETACHED

MLS# W13860308

40 Morningside Avenue, Toronto, ON M6S 1C4

High Park-Swansea, Toronto · M6S 1C4

C\$ 2,599,000

4	5	2,250	3	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 40 Morningside Avenue, a rare newly-built legal duplex offering just under 2,800 sq. ft. of sophisticated living space in a premier Toronto location. The airy main level impresses with soaring 10 ft. ceilings and an expansive open-concept layout that flows beautifully for entertaining, complemented by a cozy gas fireplace in the family room and the convenience of direct interior access to the garage. The home's crown jewel is the spectacular third-floor primary suite, a dedicated private sanctuary featuring a south-facing balcony with breathtaking views of the surrounding greenery. This property offers incredible versatility through its legal basement apartment, which feels like a primary living space thanks to tons of natural light, a full kitchen, and its own separate HVAC equipment. This lower level serves as a high-potential income generator, a suite for a stay-in nanny, or a professional home office, yet it can be easily integrated back into the main home by opening the drywall across from the garage door. Perfectly situated for the active urbanite, you are a mere stone's throw from the 400-acre oasis of High Park and within easy walking distance of the Bloor subway line, offering the perfect balance of nature and transit accessibility. This is a rare opportunity to own a modern, high-ceilinged masterpiece with flexible living options in a location that is truly second to none.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Detached
BASEMENT	Separate Entrance, Apartment
FACING	North
AGE	New years
AREA RANGE	2000-2500 sqft
PARKING	3 spaces
POSTAL CODE	M6S 1C4
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

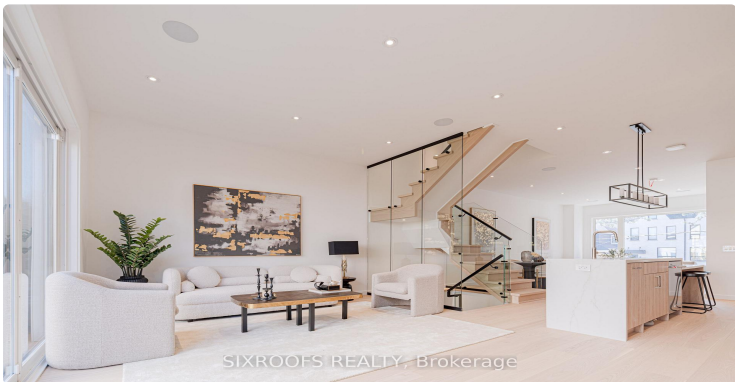
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Combined w/Dining

40 Morningside Avenue, Toronto, ON M6S 1C4

SIXROOFS REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	Combined w/Living
Kitchen	Flat	—	Stainless Steel Appl
Family Room	Flat	—	Gas Fireplace

GALLERY





LISTING AGENT

Pavel Shaganenko

SIXROOFS REALTY

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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.