



FOR SALE

TRIPLEX

MLS# W13865812

137 High Park Avenue, Toronto, ON M6P 2S3

High Park North, Toronto · M6P 2S3

C\$ 3,750,000

7	4	3,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exquisite triplex residence that has been completely renovated back to the studs and meticulously crafted for the discerning buyer, who appreciates superior workmanship and sophisticated styling. Each luxurious unit including the 2 bedroom lower level is of magazine quality and with their own furnace, hydro, central air, tankless hot water, security systems and ensuite laundry's. Located on a200 ft lot with heated double car garage. Landscape has identified that the property does comply with the current zoning by-laws and likely eligible for a garden suite. This could add to the current total income of \$149,000/year. Cap Rate is 3% after expenses. This property is a one of a kind, trophy investment property or an ideal multi generational home.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Full, Finished, Separate Entrance, Walk-Up
FACING	East
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	\$15,530
POSTAL CODE	M6P 2S3
NEIGHBOURHOOD	High Park North

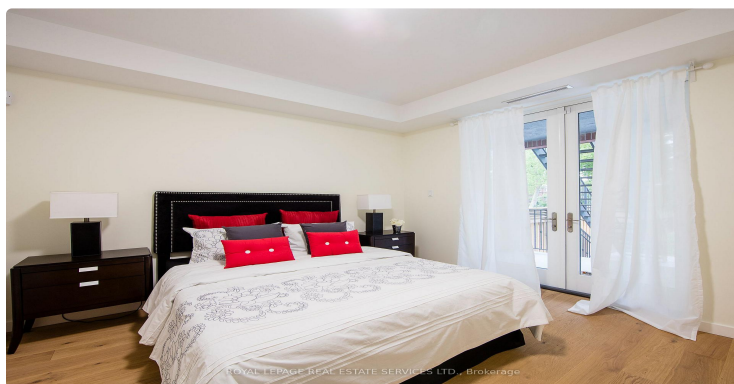
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, Hardwood Floor, Pot Lights
Dining Room	Main	—	Combined w/Living, Hardwood Floor
Kitchen	Main	—	Centre Island, B/I Appliances, Open Concept
Primary Bedroom	Main	—	Walk-In Closet(s), W/O To Balcony, Hardwood Floor
Bedroom 2	Main	—	Double Closet, W/O To Balcony, Hardwood Floor

2024 High Park Avenue, Toronto, ON M6M 1R1 | 416-467-8888 | RE/MAX REALTY SERVICES LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Second	—	Gas Fireplace, Bay Window, Open Concept
Dining Room	Second	—	Combined w/Living, Hardwood Floor
Kitchen	Second	—	Centre Island, B/I Appliances, B/I Closet
Bedroom 2	Second	—	B/I Closet, W/O To Balcony, Hardwood Floor
Bedroom 3	Second	—	Double Closet, W/O To Balcony, Hardwood Floor
Primary Bedroom	Third	—	4 Pc Bath, B/I Closet, Hardwood Floor
Family Room	Third	—	Pot Lights, Hardwood Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.