



FOR LEASE

LOWER LEVEL

MLS# W13885376

# 95 Parkside Drive Rear, Toronto, ON M6R 2Y8

High Park-Swansea, Toronto · M6R 2Y8

C\$ 2,200/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 1        | 1         | 600   | 1       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Tucked along the western edge of Parkdale-High Park, this newly renovated, fully furnished guest suite offers a rare balance of urban access and natural surroundings. Located directly across from High Park and within walking distance to Sunnyside Beach, the setting places you at the intersection of city, forest, and lake. The location supports a highly walkable, transit-connected, car-optional lifestyle with most daily needs accessible on foot, by bike, or via nearby streetcar routes. Roncesvalles provides a strong neighbourhood anchor for day-to-day living, with shops, cafés, and essentials close at hand. Accessed through a private, tree-lined garden courtyard, the suite features a modern, open-concept layout with integrated living, dining, and a fully equipped galley kitchen. Radiant heated floors provide consistent comfort in winter, while the unit remains naturally cool in warmer months. The suite is fully furnished and designed for a streamlined, low-clutter lifestyle. Best suited to a single occupant who values a calm, exceptionally well-kept living environment. The property has a strong track record supporting longer-term stays, reflecting its comfort, privacy, and livability. Shared outdoor areas include a landscaped garden, shaded dining space, and a dedicated meditation area. Immediate access to trails, green space, and lakeside paths, with convenient connections to Parkdale, Roncesvalles, Queen West, and Dundas West. Downtown is accessible within approximately 20 minutes by transit, bike, or car. Minimum 12-month lease. Street permit parking (TBC). On-site bike storage. Ceiling height approximately 1.95m (6'2"). Inclusive, respectful home environment. Optional cleaning service available.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Beach
- ✓ Fenced Yard
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Waterfront

### PROPERTY DETAILS

|                |                              |
|----------------|------------------------------|
| PROPERTY TYPE  | Lower Level                  |
| LISTING STATUS | For Lease                    |
| STYLE          | Apartment                    |
| PROPERTY TYPE  | Lower Level                  |
| BASEMENT       | Apartment, Separate Entrance |
| FACING         | East                         |
| AREA RANGE     | < 700 sqft                   |
| PARKING        | 1 spaces                     |
| POSTAL CODE    | M6R 2Y8                      |
| NEIGHBOURHOOD  | High Park-Swansea            |

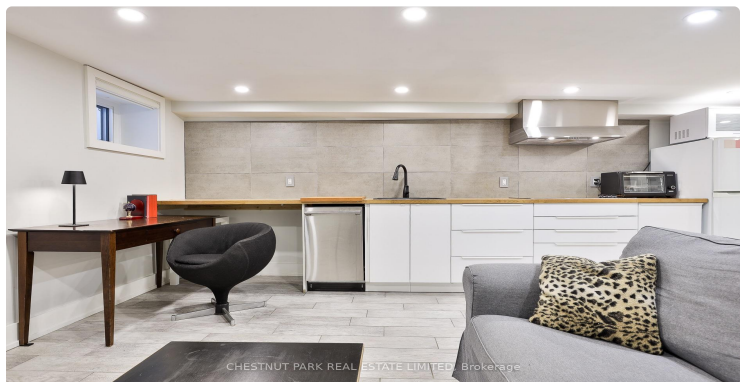
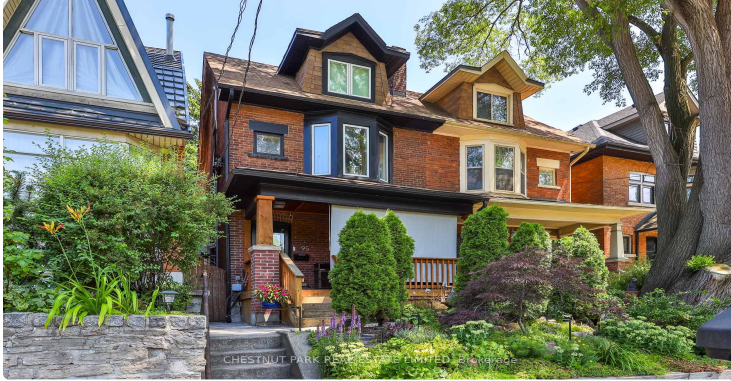
## ROOM BREAKDOWN

| ROOM                                        | LEVEL  | DIMENSIONS | FEATURES                          |
|---------------------------------------------|--------|------------|-----------------------------------|
| Foyer                                       | Ground | —          | W/O To Garden                     |
| 95 Parkside Drive Rear, Toronto, ON M6R 2Y8 |        |            | CHESTNUT PARK REAL ESTATE LIMITED |

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                            |
|-------------|-------|------------|-----------------------------------------------------|
| Living Room | Lower | —          | Open Concept, Combined w/Dining, Above Grade Window |
| Dining Room | Lower | —          | Combined w/Kitchen, Hardwood Floor, LED Lighting    |
| Kitchen     | Lower | —          | Renovated, Stainless Steel Appl, Above Grade Window |
| Office      | Lower | —          | Combined w/Kitchen, B/I Desk, Pot Lights            |
| Bedroom     | Lower | —          | Double Closet, Above Grade Window, Hardwood Floor   |
| Bathroom    | Lower | —          | Renovated, Pot Lights, Tile Floor                   |

## GALLERY

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## 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.