



FOR LEASE

DETACHED

MLS# W14027978

406 Nairn Avenue Main, Toronto, ON M6E 4J3

Caledonia-Fairbank, Toronto · M6E 4J3

C\$ 2,550/mo

2	1	900	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Bright and well-cared-for main-floor residence in a detached bungalow on an exceptionally deep lot in a quiet, established Toronto neighbourhood. This 2-bedroom, 1-bath unit offers a functional layout with comfortable living spaces and abundant natural light throughout. The kitchen provides generous prep space and opens toward the rear of the home, with access to the expansive backyard - an uncommon feature in the city and ideal for enjoying outdoor space without leaving home. The deep lot offers a sense of privacy rarely found in urban rentals. A welcoming front entry creates a practical buffer from the elements, while the overall layout is well suited for day-to-day living. One parking space is included. Conveniently located close to schools, parks, local shops, restaurants, and transit, with easy access to the upcoming Eglinton Crosstown LRT and the York Beltline Trail. A great opportunity to lease a main-floor home in a growing, well-connected area.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Arts Centre
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Lease
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Apartment, Finished
FACING	East
AREA RANGE	700-1100 sqft
PARKING	1 spaces
POSTAL CODE	M6E 4J3
NEIGHBOURHOOD	Caledonia-Fairbank

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Laminate, Window, Pot Lights
Dining Room	Main	—	Laminate, Separate Room, Window
Kitchen	Main	—	Walk-Out, Sliding Doors, B/I Dishwasher
Primary Bedroom	Main	—	Laminate, Closet, Window
Bedroom 2	Main	—	Murphy Bed, Window, Laminate
406 Nairn Avenue Main, Toronto, ON M6E 4J3			PMT REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Mud Room	Main	—	Tile Floor, Sliding Doors, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

PMT REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.