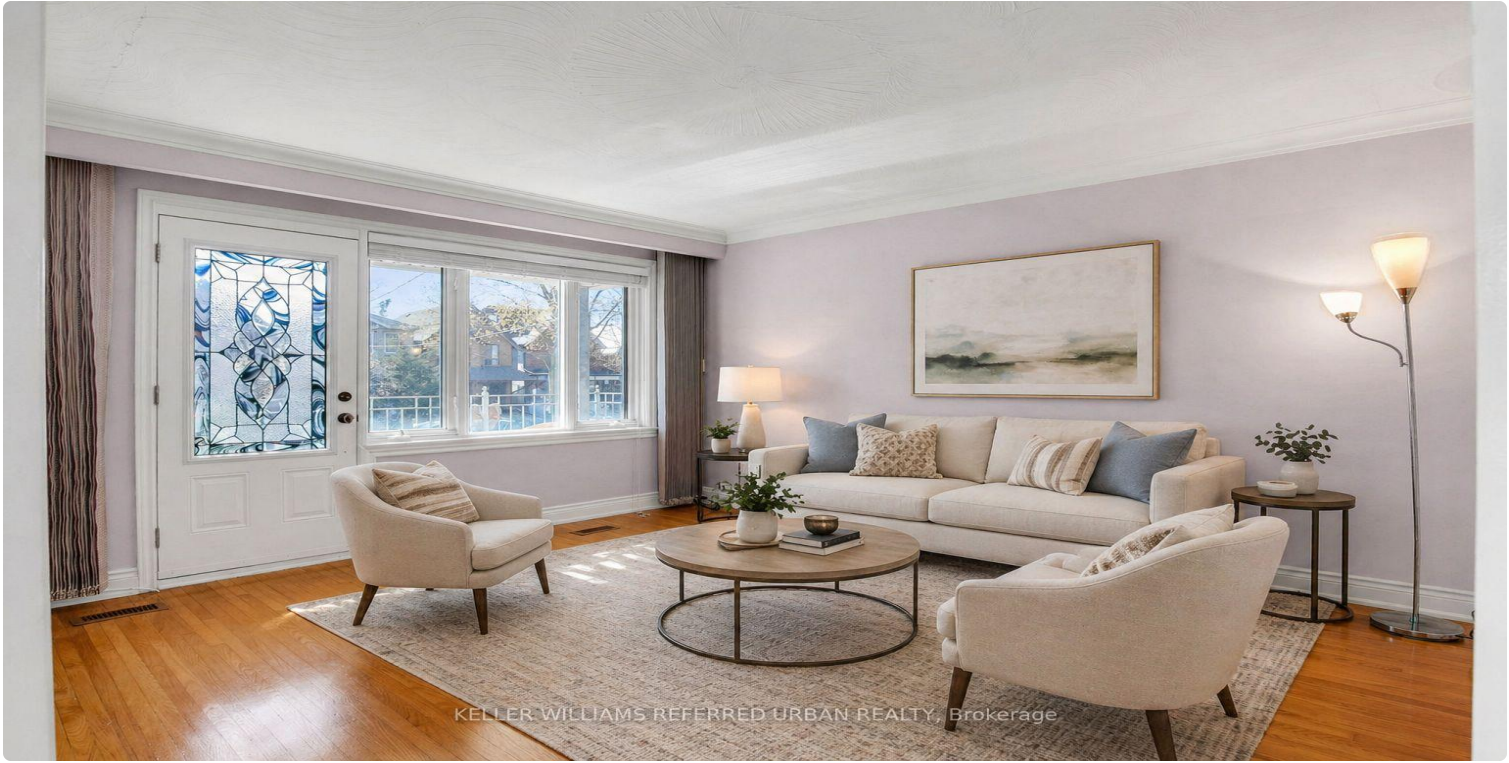




KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage

FOR SALE

DETACHED

MLS# W14029118

# 663 Brock Avenue, Toronto, ON M6H 3P1

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 3P1

C\$ 1,599,999

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 2         | 1,750 | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

663 Brock Avenue sets itself apart from much of the housing stock in Bloordale Village. A rare frontage, almost 30-foot-wide solid brick home with a generous setback, private drive, ample parking, and a large garage, this property offers space and flexibility that are hard to find in Toronto's west end. Owned by the same family for 53 years, it is currently arranged as two separate apartments, with options for multi-generational living, co-ownership, investment, or conversion back to a spacious single-family home. Imagine three bedrooms upstairs and an open-concept main floor with approximately 750 sq. ft. for living, dining, and kitchen. The lower level adds another layer of possibility, with a raised-basement feel and garage access that may allow future owners to explore additional living space if the garage is no longer needed. With ample parking already in place, the flexibility here is exceptional. Two balconies offer the perfect place for morning coffee or a glass of wine as the day winds down. The backyard is a beautiful bonus, complete with two sheds, one with electrical service. Walk to Bloordale's main vibrant strip with an eclectic array of places to check out - think The Nut House, The Mercer Union Gallery, Sweet Pete's Bike Shop, Dead Dog Records to name a few. Dufferin subway, (3 mins walk), school; St Sebastians TCDSB, Pauline TDSB just up the street and a totally new Bloor Collegiate down the street. Dufferin Grove Park, cafes; take a leisurely stroll down the street to Buco Cafe Mercato, restaurants; too many great places to list, my picks would be 3 Speed, Bar Sugo, Bar Neon, Monte Bianco, Alma, The Burdock etc. Just walk up and down Bloor and soak in the vibrant multicultural energy of Bloordale Village. A rare west-end opportunity with width, parking, location, and options.

### FEATURES

- ✓ Basement
- ✓ Garage

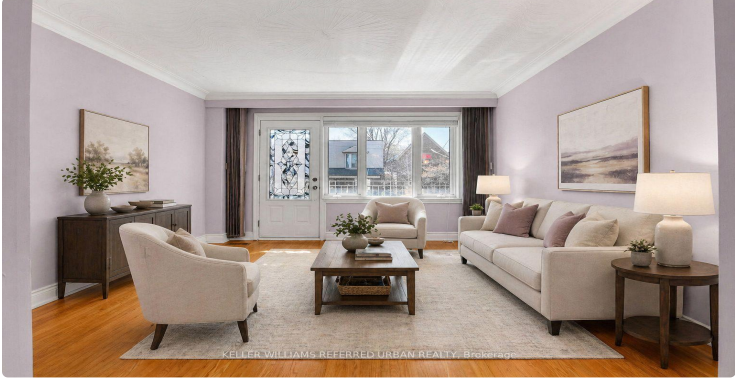
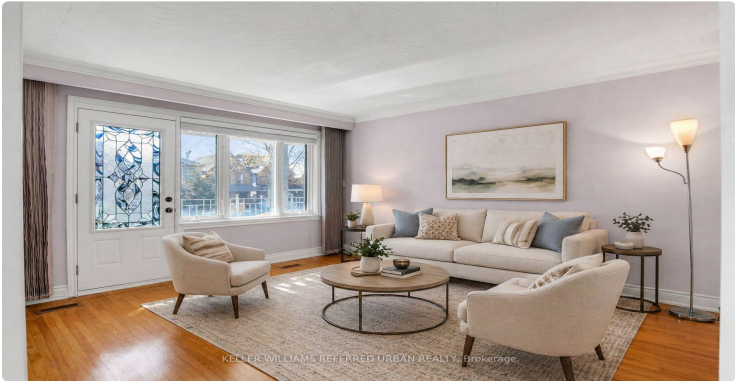
### PROPERTY DETAILS

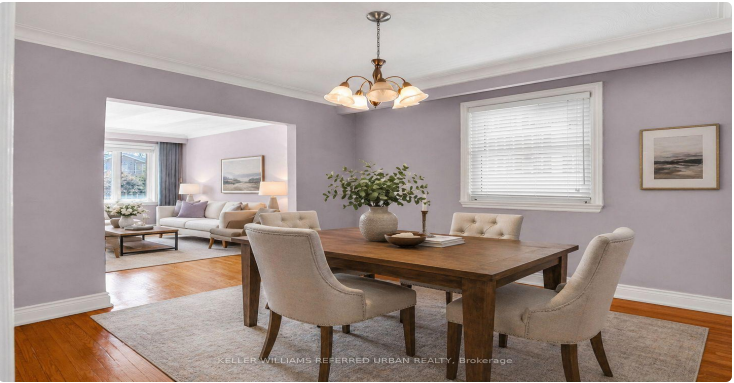
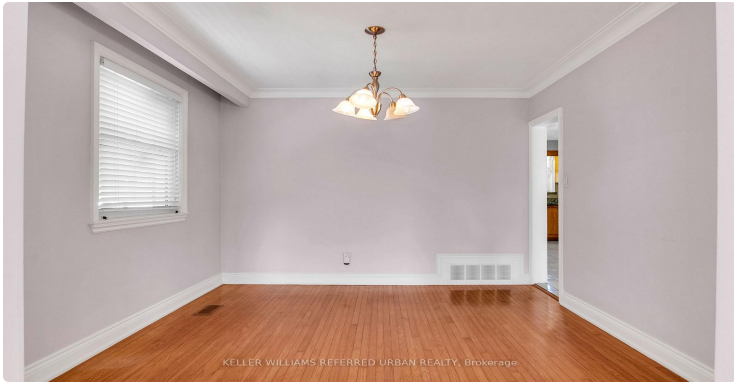
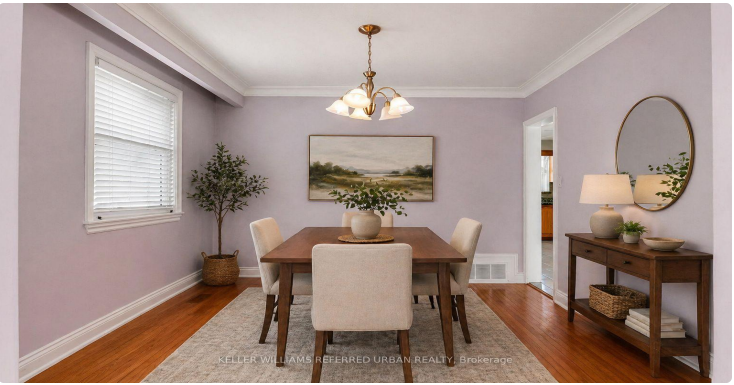
|                |                                        |
|----------------|----------------------------------------|
| PROPERTY TYPE  | Detached                               |
| LISTING STATUS | For Sale                               |
| STYLE          | 2-Storey                               |
| PROPERTY TYPE  | Detached                               |
| BASEMENT       | Finished                               |
| FACING         | East                                   |
| AREA RANGE     | 1500-2000 sqft                         |
| PARKING        | 3 spaces                               |
| ANNUAL TAX     | \$6,862                                |
| POSTAL CODE    | M6H 3P1                                |
| NEIGHBOURHOOD  | Dovercourt-Wallace<br>Emerson-Junction |

## ROOM BREAKDOWN

| ROOM            | LEVEL    | DIMENSIONS | FEATURES |
|-----------------|----------|------------|----------|
| Living Room     | Main     | —          | —        |
| Dining Room     | Main     | —          | —        |
| Kitchen         | Main     | —          | —        |
| Bedroom         | Main     | —          | —        |
| Bathroom        | Main     | —          | —        |
| Primary Bedroom | Second   | —          | —        |
| Bedroom         | Second   | —          | —        |
| Bedroom         | Second   | —          | —        |
| Kitchen         | Second   | —          | —        |
| Bathroom        | Second   | —          | —        |
| Recreation      | Basement | —          | —        |
| Utility Room    | Basement | —          | —        |
| Other           | Basement | —          | —        |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

KELLER WILLIAMS REFERRED URBAN REALTY

**Email:** pshaganenko@gmail.com

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.