



FOR SALE

DETACHED

MLS# W14034196

272 Roncesvalles Avenue, Toronto, ON M6R 2M2

High Park-Swansea, Toronto · M6R 2M2

C\$ 2,789,000

5	2	2,750	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare amount of space in the heart of Roncesvalles, with possibilities that extend well beyond the typical city home. Offering over 2,500 sq. ft. above grade and set on an impressive 45.5 x 150 ft property directly on Roncesvalles Ave, this substantial detached 2-1/2-storey residence delivers the kind of space, flexibility and presence that are increasingly difficult to find in the city. With 4+1 bedrooms and generous principal rooms across three levels, there's plenty of room for a growing or multi-generational family, working from home or adapting the layout as your needs change. The main floor offers separate living and dining rooms, while the upper levels provide multiple bedrooms and flexible spaces with plenty of potential to personalize. A full basement with separate entrance adds another valuable layer of versatility. Outside, the exceptionally deep property provides substantial outdoor space, while private parking for up to six vehicles is a remarkable advantage in this neighbourhood. For professionals, the prominent Roncesvalles location and adaptable layout also offer intriguing potential for office, medical or professional use, subject to applicable zoning and approvals. Step outside and the best of Roncy is at your door, with independent shops, cafés, restaurants, TTC and everyday conveniences along the avenue, plus High Park just minutes away. Whether envisioned as a substantial family residence, a home with professional possibilities or something uniquely your own, 272 Roncesvalles offers the space, location and flexibility to think bigger.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

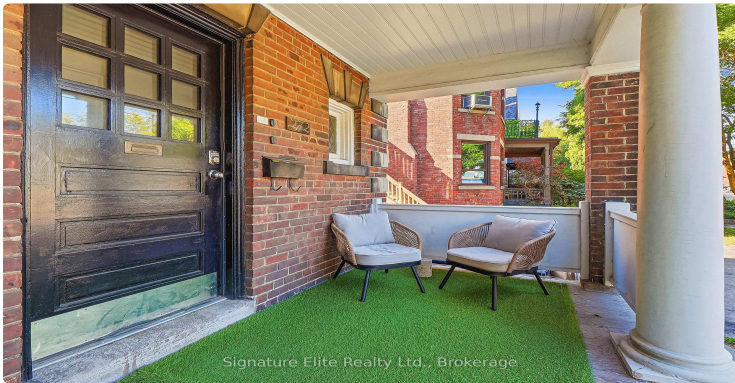
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Full, Separate Entrance
FACING	West
AREA RANGE	2500-3000 sqft
PARKING	6 spaces
ANNUAL TAX	\$10,144
POSTAL CODE	M6R 2M2
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Bay Window, French Doors, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Bay Window, French Doors, Hardwood Floor
Kitchen	Main	—	Window, Hardwood Floor
Kitchen	Second	—	W/O To Sunroom, Window, Laminate
Bathroom	Main	—	—
Pantry	Second	—	Window, Closet
Bedroom	Second	—	Window, Closet
Living Room	Second	—	Window, Pot Lights, Hardwood Floor
Dining Room	Second	—	Window, Pot Lights, Hardwood Floor
Family Room	Third	—	Window, Closet, Laminate
Office	Third	—	Window
Laundry	Third	—	Window, Laundry Sink
—	—	—	—

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.