



FOR SALE

INVESTMENT

MLS# W14130122

272 Roncesvalles Avenue, Toronto, ON M6R 2M2

High Park-Swansea, Toronto · M6R 2M2

C\$ 2,789,000

5	2	2,503	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A substantial property in the heart of Roncesvalles with the size, visibility and flexibility to support a wide range of possibilities. Set directly on Roncesvalles Avenue on an impressive 45.5 x 150 ft lot, 272 Roncesvalles offers more than 2,500 sq. ft. above grade across three levels, plus a full basement with separate entrance and private parking for up to six vehicles. For investors, professionals and owner-users, it's a rare combination in one of Toronto's most established and active west-end neighbourhoods. The detached two-and-a-half-storey building is currently configured as a residence, with generous rooms throughout and a layout that lends itself to a variety of potential adaptations. Its prominent position along Roncesvalles Avenue, substantial frontage, multiple levels and exceptional depth create intriguing possibilities for professional offices, medical or wellness uses, live/work arrangements, investment or future redevelopment, subject to applicable zoning and municipal approvals. The full basement with separate entrance adds another layer of functionality, while parking for up to six vehicles is a particularly valuable asset for a property in this location. Roncesvalles Avenue brings a strong mix of residential density and established neighbourhood businesses right to the doorstep, surrounded by independent shops, cafés, restaurants, services and everyday amenities. TTC runs along the avenue, High Park is minutes away and the property is well connected to surrounding west-end communities and the downtown core. Whether you're looking for an owner-occupied professional property, an investment with longer-term possibilities or a substantial site in a proven Toronto neighbourhood, 272 Roncesvalles offers the location, lot, parking and adaptability to think well beyond its current use.

PROPERTY DETAILS

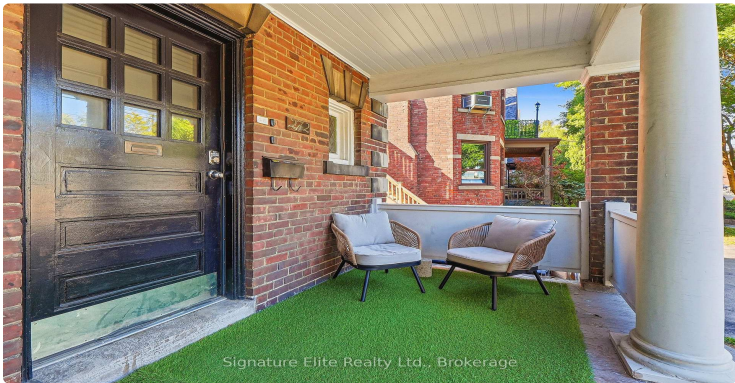
PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	\$10,144
POSTAL CODE	M6R 2M2
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Bay Window, French Doors, Hardwood Floor
Living Room	Main	—	Bay Window, French Doors, Hardwood Floor
Kitchen	Main	—	Window, Hardwood Floor
Kitchen	Second	—	W/O To Sunroom, Window, Laminate
Pantry	Second	—	Window, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
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

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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.