

\$1,499,000 - 377 Lansdowne Avenue, Toronto (dufferin Grove)

MLS® #C12397738

\$1,499,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Dufferin Grove, Toronto (dufferin Grove),
Ontario

Rare legal duplex in Torontos vibrant west end! Tucked away down a private lane, 377 Lansdowne Ave is a unique and fully renovated legal duplex that combines modern finishes with incredible functionality. Nestled where Brockton Village, Bloordale, Dufferin Grove, and Little Portugal meet, this property offers the best of Torontos west end. Stroll to trendy cafes, artisanal bakeries, multicultural dining, and boutique shops along Dundas, Bloor, and College. Enjoy nearby Dufferin Grove Park, the West Toronto Rail path, and Trinity Bellwoods Park, while being just steps to Lansdowne and Dufferin subway stations, UP Express, GO Transit, and multiple TTC routes for a seamless 10 minute commute to downtown Toronto. The home sits on an oversized 62.17 x 43.83 ft lot with 5 total parking spaces, including a double garage with pot lights and new openers a true rarity in the city. Both units are spacious and thoughtfully designed, each featuring 2 bedrooms and 2 full bathrooms, open concept layouts, new stainless steel appliances, quartz countertops, glass railings, and solid oak staircases. The upper unit spans two and a half bright levels, while the lower unit offers a walkout basement, electric fireplace, and modern finishes perfect for multigenerational living or rental income. Extensive renovations include new flooring, heated flooring in



basement, new windows, plumbing, electrical, central A/C, a 65 gallon hot water tank, new furnace, and a heat pump. This property is turnkey and worry free, ideal for a savvy owner who wants to house hack, seeking \$30K-\$40K ABNB income annually or end users wanting a live and rent setup. Experience the perfect balance of urban living, investment opportunity, and private comfort in one of Torontos most desirable west end communities. No rental items! (id:6289)

Essential Information

Listing #	C12397738
Price	\$1,499,000
Bedrooms	4
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	377 Lansdowne Avenue
Subdivision	Dufferin Grove
City	Toronto (dufferin Grove)
Province	Ontario
Postal Code	M6H3Y2

Amenities

Features	Carpet Free
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes

Basement Walk out

Exterior

Exterior Brick
Lot Description 62.2 x 43.8 FT
Foundation Concrete

Listing Details

Listing Office RIGHT AT HOME REALTY



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