

\$1,898,000 - 246 Euclid Avenue, Toronto **(Trinity-Bellwoods)**

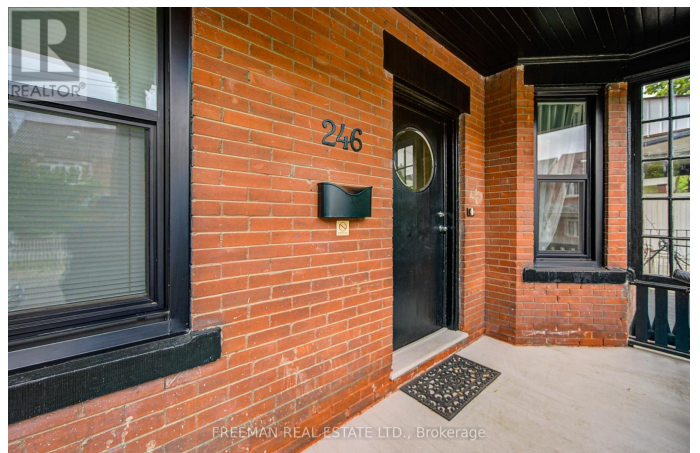
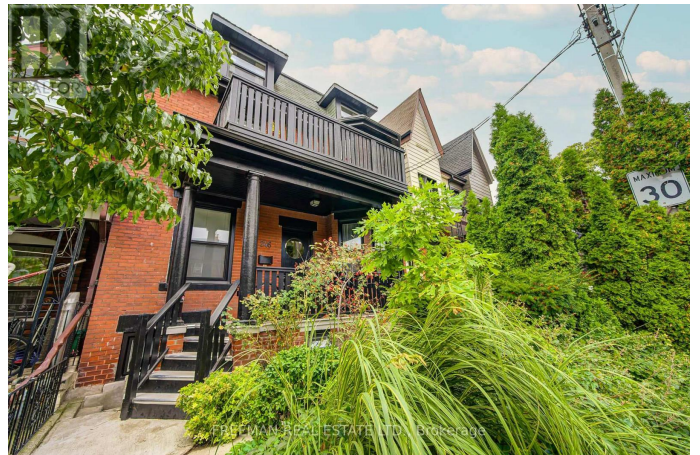
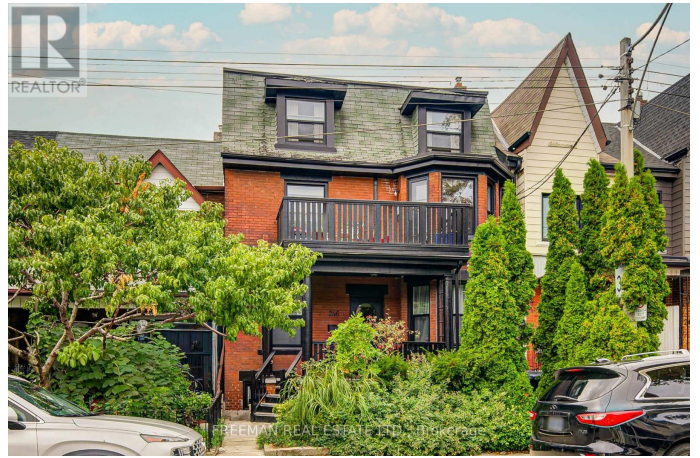
MLS® #C12478810

\$1,898,000

8 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

Trinity-Bellwoods, Toronto (Trinity-Bellwoods),
Ontario

Distinguished red-brick in Trinity Bellwoods. A fourplex that balances poise, practicality, and potential in equal measure. Behind its timeless façade lies a quartet of self-contained suites - each refreshed, each distinct - on an exceptionally deep and leafy lot steps from Queen West, Little Italy, and the park itself. Half the property will be delivered vacant on closing: the main-floor and lower one-bedroom suites will be ready for immediate occupancy, while the upper suites - a generous three-bedroom on the second floor and a two-bedroom perched above - are rented month-to-month and to be assumed. That means flexibility from the start: move in, co-own, or invest with income in place and room to grow. The home has been well cared for and smartly modernized: four updated baths, four dishwashers, shared coin laundry, refreshed mechanicals and 4 hydro panels and separated wiring per unit, and a rear fire escape serving every level. The renovated lower suite impresses with high ceilings, a crisp new kitchen and bath, above-grade windows, and two entrances. In total: seven bedrooms across four apartments, a double garage with separate stalls (plus the possibility of a third spot via the backyard drive-through), and a garden that feels worlds away from downtown, with its own irrigation system. Secure, adaptable, and quietly future-proof -



this is one of those rare downtown assets that delivers both cash flow and calm. Prompt viewing encouraged. (id:6289)

Essential Information

Listing #	C12478810
Price	\$1,898,000
Bedrooms	8
Bathrooms	4.00
Acres	0.00
Type	Multi-family

Community Information

Address	246 Euclid Avenue
Subdivision	Trinity-Bellwoods
City	Toronto (trinity-Bellwoods)
Province	Ontario
Postal Code	M6J2K2

Amenities

Amenities	Public Transit
Features	Flat site, Lane
Parking Spaces	3
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Water Heater, Microwave, Alarm System, Stove, Washer, Refrigerator
# of Stories	3
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick
Exterior Features	Lawn sprinkler
Lot Description	26 x 129 FT
Foundation	Unknown

Listing Details

Listing Office

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