

\$2,499,000 - 17 Montcalm Avenue, Toronto (Briar Hill-Belgravia)

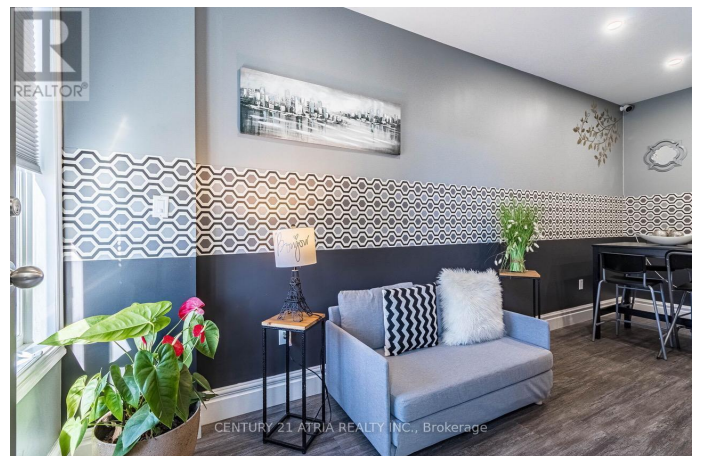
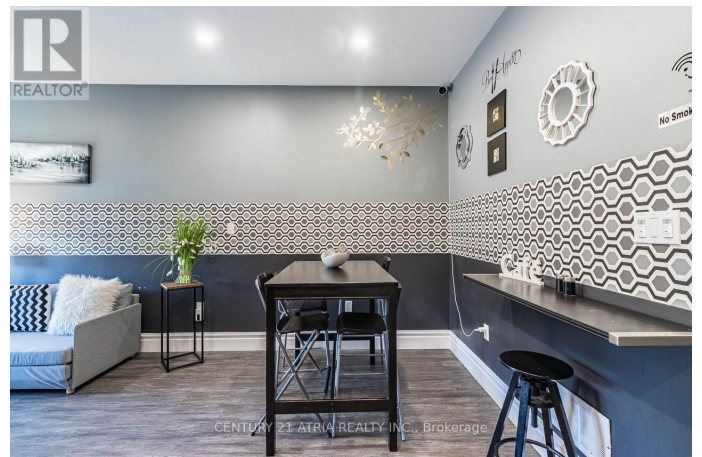
MLS® #W12296339

\$2,499,000

13 Bedroom, 6.00 Bathroom,
Multi-family on 0.00 Acres

Briar Hill-Belgravia, Toronto (Briar Hill-Belgravia), Ontario

Discover a rare opportunity to own a spacious detached duplex featuring three fully self-contained units in a rapidly growing Toronto neighbourhood. Undergoing new significant new housing developments. Live in one unit and rent the others or maximize your passive income with all units leased. Unit Breakdown: Two 4-bedroom, 2-bath apartments + one 5-bedroom, 2-bath apartment. Separate entrances, emergency exits, coin laundry, pot lighting throughout, meticulously maintained. Generating \$16,000+ monthly gross income with \$1,500 average monthly expenses. Strong ~7% cap rate reflecting solid returns and growth potential. Suitable for whole apartment rentals, room rentals, or short-term Airbnb leasing. Steps from Caledonia LRT, FreshCo, No Frills, Shoppers, restaurants, shops, schools, and 24-hour TTC access. Ideal for local and international investors seeking a turnkey, high-yield asset in a prime Toronto location with multiple income streams and low maintenance. Potential to build a garden suite; overnight permit parking available. Rent roll, expense details, and survey available upon request. (id:6289)



Essential Information

Listing #	W12296339
Price	\$2,499,000
Bedrooms	13
Bathrooms	6.00
Acres	0.00
Type	Multi-family

Community Information

Address	17 Montcalm Avenue
Subdivision	Briar Hill-Belgravia
City	Toronto (briar Hill-Belgravia)
Province	Ontario
Postal Code	M6E4N5

Amenities

Amenities	Separate Electricity Meters
Features	Carpet Free, Sump Pump
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Cooktop, Dishwasher, Dryer, Furniture, Microwave, Range, Water Heater - Tankless, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Ventilation system
# of Stories	2
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Stone, Stucco
Lot Description	25 x 125 FT
Foundation	Poured Concrete

Listing Details

Listing Office	CENTURY 21 ATRIA REALTY INC.
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Listing information last updated on October 14th, 2025 at 7:16pm PDT