

## 59 Parkway Avenue

### Key Details

Lot Size	19 ft x 180 ft	Transit Score	98
Possession	60 Days / TBA	Walk Score	88
Square Footage	2,780 s.f. <i>Total</i>	Bike Score	99
Taxes	\$8,958.56 (2026) ✧	Plumbing	Copper & Plastic
Bedrooms	4+1	Electrical	100 AMP Service
Bathrooms	3 Full, 1 Half	Roof	Asphalt Shingles & MB ✧
Year Built	1908	Parking	1.5 Garage, 1 Laneway
Heating	Gas Furnace	Fireplace	Wood-Burning & Gas
Lower Suite	Legal, Self-Contained	Cooling	Central & Ductless A/C
Laneway Build	Up to 1,180 sq ft! <i>See report for more info</i>		

### Perfectly Positioned

#### Nearby Amenities

- Sorauren Park 750m
- Howard Junior PS 600m
- High Park West Gate 1.2km
- The Boulevard Club 2.9km
- St Joe's Hospital 1.5km
- Lake Ontario 1.8km

#### A Few Favourites

- Revue Cinema 500m
- The Butcher Boutique 700m
- Reunion Coffee 450m
- Café Polonez 750m
- Gold Standard 400m
- Scout 500m
- Musoshin Ramen 650m
- Ed's Real Scoop 800m

### Current Parking & Future Laneway Potential

- Oversized single car garage off laneway with 1 parking in garage, 1 parking in front of garage
- Given the 180' lot depth, the property qualifies for a laneway suite approaching the maximum permitted 1,180 sq ft, with the ability to retain significant on-site parking in front of the build. ✧

## Welcome to 59 Parkway Avenue!

Offering **2,780 sq ft across 4 levels, 4+1 bedrooms and 4 bathrooms**, this reimagined 3-storey semi sits on a remarkable **180' deep lot** in the heart of Roncesvalles Village – delivering *rare scale, flexibility and long-term potential* in one of Toronto's most connected west-end neighbourhoods.

Just steps from Soraulen Park – a true community hub with tennis courts, open green space and dog park, playgrounds, sports fields, a winter skating rink, the beloved farmers' market, and the future home of Wabash Community Centre – the lifestyle here is as compelling as the home itself.

Inside, **high ceilings on every level** enhances the home's natural light and volume. The open-plan main floor features **9' ceilings**, exposed brick, a wood-burning stove, powder room and seamless walkout to an **east-facing backyard** designed for morning sun and effortless entertaining with a pergola and **bbq line**.

Three generous bedrooms anchor the second level, while the entire third floor is dedicated to a **private primary retreat** with **8'6" ceilings**, double sliding doors to a Juliet overlooking the backyard, a beautiful oversized ensuite and a flexible space perfect for den, office or nursery.

A **completely self-contained, legal lower suite** with **7'8" ceilings** offers ideal space for extended family, guests, or meaningful rental income.

An **oversized single-car garage** with raised storage and **parking for two** completes the package – with exceptional lot depth allowing for a potential **laneway house of over 1,150 sq ft** while maintaining parking.

Other neighbourhood highlights include: an abundance of cafés and independent shops in Roncesvalles Village; seamless connectivity with nearby **UP Express**, the **Bloor subway line**, multiple streetcar routes, the West Toronto Railpath and easy access to major highways; a short stroll to High Park, Lake Ontario waterfront, and scenic cycling routes – with an exceptional bike score for everyday ease; access to top-rated public and French immersion streams, including Howard PS.

This is not just a home that fits your life today – it's one designed to grow with it.

## Upgrades & Premium Features

### General Features

- Professionally designed and renovated throughout with high-quality finishes
- Engineered hardwood (2026: Main & 2nd)
- Mostly new windows (2017: 3rd & Lower ; 2025: Main)
- Professionally landscaped rear yard with hardscaping, pergola and gas BBQ line (2020)
- Top floor redesign – full 3rd storey, 8'6" ceiling height, luxe 4-piece bath with in-floor heating, oversized shower, separate soaker tub, massive vanity combined with make-up counter, separate flex space, high-end details: gas fireplace, built-in closets, pocket doors, skylight, glass wall, and more! (2017)
- New siding (2014) and eavestroughs (2014 & 2017)
- Kitchen remodeled (2005: ~\$45,000)
- Original details throughout: floor-to-ceiling brick fireplace with refurbished wood mantel and stove insert, and brick wall on Main → 2nd

### Major System & Structural Upgrades

- Entire lower level renovated and underpinned with 7'8" ceiling height
  - Sump pump and ejector pit (2014)
  - Legal self-contained unit as per the City of Toronto
    - The stair walls were underpinned on both sides to allow for future enclosure
- Spray foam (2014: 3rd) and insulation and drywall (2005: Main)
- HVAC:
  - Central & ductless A/C (2017)
  - On demand hot water (2014: rented)
  - Gas furnace (2013)
- Windows (2017: 3rd & Lower ; 2025: Main); Skylight (2017)
- New roof (2017: 3rd ; 2021: Main & Garage)
- New plumbing throughout (2005)

## Schools

*Howard Junior Public School (+ French Immersion), Fern Avenue Junior & Senior Public School, St. Vincent De Paul Catholic School, Parkdale Collegiate Institute, HumberSide Collegiate Institute (French Immersion).* Complete School List on [babiakteam.com](http://babiakteam.com)

## Inclusions, Exclusions & Rentals

### Inclusions

KitchenAid fridge, GE Profile stove, Bosch dishwasher, Allure exhaust hood, Panasonic microwave, Whirlpool washer, KitchenAid dryer, electrical light fixtures, window coverings, automatic garage door opener + remote, garage shelving.

### Exclusions

Wall mounted TVs and brackets in living room, 2nd floor front bedroom and office; BBQ; outdoor furniture; stager's items.

### Rentals

Hot water on demand @ \$66.88 / month.

HOME INSPECTION REPORT & LANEWAY DEVELOPMENT REPORT AVAILABLE | [babiakteam.com](http://babiakteam.com)

*Contact the Listing Agent with any questions!*

✧ Buyer should verify

## *Listing Representatives*



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**RANKED *TOP 1%***  
**REAL ESTATE BROKERAGE**  
**IN TORONTO<sup>†</sup>**

<sup>†</sup> Based on 2025 TRREB MLS units sold. This feature sheet is for informational purposes only and provides general guidance about the property. Although information provided is deemed to be accurate, buyers and their representatives are responsible for verifying all information. Please note information may contain errors, omissions or be subject to change without prior notice.

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