

76 Parkway Avenue

Key Details

Lot Size	25 ft x 169 ft	Transit Score	100
Possession	30-60 Days / TBA	Walk Score	93
Square Footage	2,400 s.f. <i>Above Grade</i>	Bike Score	99
Taxes	\$8,506.11 (2025) ✧	Plumbing	Copper & Plastic
Bedrooms	6	Electrical	100 AMP Service
Bathrooms	3 Full	Roof	Asphalt Shingles & MB ✧
Year Built	1908	Parking	2 Garage, 1 Laneway
Heating	Gas Boiler	Exterior	Brick, Metal & Vinyl
Laneway Build	Up to 1,640 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 450m
- The Butcher Boutique 750m
- Reunion Coffee 400m
- Café Polonez 800m
- Gold Standard 350m
- Bandit Brewery 300m
- Musoshin Ramen 550m
- Found Coffee 210m

Current Parking & Future Laneway Potential

- Double car garage off laneway with 2 parking in garage, 1 parking in front of garage
- Given the 169' lot depth, the property qualifies for a laneway suite approaching the maximum permitted ~1,640 sq ft, with the ability to retain a significant amount of on-site parking outside the laneway house. ✧

Welcome to 76 Parkway Avenue!

Offering approximately **2,400 sq ft** of thoughtfully scaled living space, this charming **3-storey detached brick home** sits on an exceptional **169' deep lot** in the heart of **Roncesvalles Village** – a true forever-home setting defined by its enduring appeal, strong community fabric, and remarkable long-term potential.

Inside, the **renovated main floor** features hardwood floors, a bright open-plan kitchen and dining area, and a welcoming foyer with chandelier and generous storage. The living room is anchored by a gas fireplace and enhanced by beautiful period details including bay and box windows, an oversized pocket door and stained glass, with a walkout to the **west-facing backyard**.

The second level offers **four well-proportioned bedrooms** plus a flexible **tandem office or sunroom**, while the third floor **with 7'10" ceilings** adds **two additional rooms**, a 4-piece bath and a walkout to a stunning west-facing view. A **full basement** with **6'7" ceiling height** provides excellent storage and **future potential**.

Completing the offering is an **oversized double-car garage** and **total parking for three vehicles**, while the exceptional lot depth supports the possibility of a **laneway suite (~1,640 sq ft)** with parking maintained.

Just steps to **Sorauren Park** – a true community anchor with tennis courts, open green space, dog park, playgrounds, sports fields, a winter skating rink, the beloved farmers' market and the future **Wabash Community Centre** – the setting is as compelling as the home itself.

Enjoy an abundance of cafés and independent shops along Roncesvalles, **seamless transit access** via the UP Express, Bloor subway and streetcars, and close proximity to the West Toronto Railpath, **High Park**, and the Lake Ontario waterfront. Families will also appreciate access to highly regarded schools, including **Howard PS** with **French immersion** options.

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

Upgrades & Features

General Features

- West-facing yard with pergola, garden beds and lawn
- Hardwood floors throughout
- Gas fireplace on Main (2018)
- Bathroom renovation 2nd Floor (2017)
- Kitchen remodeled (2016)
- Front windows on Main, 2nd and 3rd (2014)
- Original details: leaded glass, box window, bay window, stained glass, oversized pocket door, wood trim

Inclusions, Exclusions & Rentals

Inclusions

All existing appliances and mechanicals; electrical light fixtures; window coverings; automatic garage door opener + remote. All appliances and mechanicals in as-is condition.

Exclusions

Stager's items.

Rentals

Nil.

HOME INSPECTION REPORT & LANEWAY DEVELOPMENT REPORT AVAILABLE | babiakteam.com

Contact the Listing Agent with any questions!

Listing Representatives



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RANKED *TOP 1%*
REAL ESTATE BROKERAGE
IN TORONTO[†]

[†] 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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