



ERNEST FURTADO
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 Ph: 416-539-9977

2480 Dundas Street W, Toronto, Ontario M6P 1W9

Listing

2480 Dundas St W Toronto

Active / Commercial / Investment

MLS®#: W13153376
 List Price: **\$5,985,000 / For Sale**
 New Listing



Toronto/Toronto W02/High Park North

Tax Amt/Yr: **\$17,356.00/2025/Annual** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 1 PL 776 CITY WEST; PT LT 2 PL 776 CITY WEST AS IN CA742275; CITY OF TORONTO**

Category: **Apartment** Use: **Apts-13 To 20 Units**
 Link: Holdover: **90**
 Freestanding: **Yes** Franchise: **TBD**
 Occupant: **Tenant** Possession: **TBD**
 Zoning: **IC, D2, N2**
 Cross Street: **DUNDAS AND GLENLAKE**
 Directions: **JUST NORTH OF BLOOR STREET WEST**
 Prop Mgmt: **VISION REAL ESTATE MANAGEMENT SERVICES INC.**

Status Cert:
 Seller: **1710306 ONTARIO LIMITED**

Recent: **05/21/2026 : NEW**

PIN #: **213280495**
 Additional PIN #: **None**
 Possession Type: **Immediate**
 Possession Rmks: **TBD**
 Local Improv: **None**
 Seasonal Dwelling: **None**

ARN #: **190401306001500** Contact After Exp: **No**
 Phased Tax Value: **None** Under Contract Mnthly: **None**
 Possession Date: **2026-05-21**
 Road Access Fee: **None**
 Survey Year/Type: **None**
 Realtor Sign on Prop: **Yes**

Total Area: **11,937.00 Square Feet** Lot/Bldg/Unit/Dim: **Lot 82.42 x 80Feet** Out Storage: **No**
 Heat: **Gas Hot Water** Water: **Municipal** Basement: **No**
 Sprinklers: **Sprinklers** A/C: **Yes** Area Infl: **Public Transit, Rec Centre**
 Garage Type: **None**
 Park Spcs: **0.00**

Utilities: **Yes**

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Live Where the City Meets the Park - Urban Loft Investment Opportunity in High Park North. Step into timeless charm and urban convenience at 2480 Dundas Street West, a beautifully situated 14 hard loft-style studios in one of Toronto's most coveted west-end neighborhoods. Each unit features exposed brick, 12-foot ceilings, triple-glazed windows, wood flooring, and most include in-suite laundry, separate hydro meters, and hot water tanks. Nestled just steps from the lush trails of High Park and moments from the vibrant energy of Bloor West Village, this property offers the perfect blend of nature, transit, and community. Steps to GO Transit, UP Express, Dundas West Subway, and High Park, this property offers unbeatable walkability and connectivity. With excellent upside potential for condo conversion or future development, this is a rare opportunity for investors and developers alike. Lifestyle Perks: - Morning jogs in High Park, weekend brunch at local cafés, and a 10-minute subway ride to downtown. - Walk Score of 92 and Transit Score of 95, ditch the car and embrace the city. - A tight-knit, welcoming community with year-round events and green spaces. Why This Home? Whether you're a young family seeking great schools and parks, a professional craving a peaceful retreat with city access, or a downsizer looking for charm and walkability, this home delivers.**

Inclusions: **14 Fridges, 13 Stoves/Tops, 11 Washers and Dryers, 11 Hot Water Tanks, 10 Air Conditioning**

Broker Rmks: **All measurements are approximate. One of the directors is related to the registered real estate agent (R.R.E.A). Please include Schedule B and the required disclosure with all offers. A Clean Phase 1 Environmental Report is available. Showings require a minimum of 48 hours' notice and will take place on scheduled dates. A list of units to be viewed will be provided at the showing, and the listing agent or a representative will be present for all showings.**

Appt/Showing Rmks:
 Showing Requirements: **See Brokerage Remarks, Showing System, List Salesperson**
 Mortgage Comments: **TREAT AS CLEAR**

Brokerage Information

Financing: **--** Perm to Advertise: **Yes** Contact After Expired: **No**
 Buyer Agency Compensation Remarks:
 List Brokerage: **EXP REALTY** Phone: **866-530-7737**
 List Brkr Addr: **4711 YONGE ST 10TH FLR, Toronto M2N6K8** Fax: **None**
 List Salesperson: **ERNEST FURTADO, CIPS, Salesperson** Phone: **416-539-9977**
 Contract Date: **05/21/2026** Leased Terms: **None**

Last Update: 05/21/2026

Expiration Date: 08/21/2026
CB Comm: 1.5%

Original \$: \$5,985,000

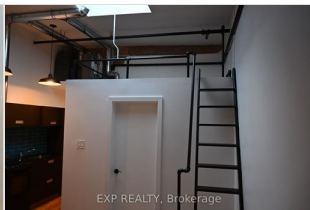
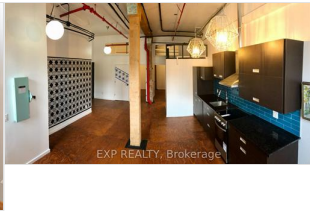
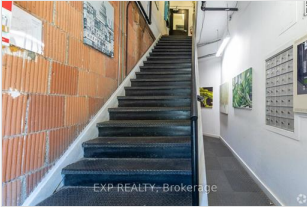
Prepared By: ERNEST FURTADO, REALTOR Salesperson

Date Prepared: 05/21/2026

Photos

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