GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at **gogordons.com**

UNDER ONE ROOF.

Property Information

Located at 177 Bellwoods Ave in the heart of Toronto’s vibrant west end, this attached row house offers an exceptional opportunity for buyers looking to add value and create a home that reflects their own style and vision. Featuring three bedrooms and a full bathroom conveniently located on the upper level, the home provides a practical layout with plenty of potential for renovation, modernization, or investment.

The spacious kitchen offers a generous footprint and serves as an excellent starting point for designing the kitchen and entertaining space you've always wanted. Whether you're a first-time buyer, investor, or someone seeking a project in a highly desirable neighbourhood, this property presents endless possibilities to customize and make it your own.

Situated steps from the popular Trinity Bellwoods area, you'll enjoy easy access to parks, cafés, restaurants, boutiques, and everyday amenities. Public transit is readily available with nearby TTC streetcar routes providing convenient connections across the city, while major roadways including the Gardiner Expressway are just a short drive away for commuters. Combining location, potential, and opportunity, this property is a rare chance to invest in one of Toronto’s most sought-after communities and create something truly special.

Property Details

ADDRESS: 177 Bellwoods Ave, Toronto ON, M6J 2P8
TYPE: Attached Row House
LEGAL DESCRIPTION: PT LT 13 E/S STRACHAN ST BLK B PL 75 TORONTO AS IN CT809481; S/T DEBTS IN CT809481; S/T EXECUTION 91-015884, IF ENFORCEABLE; CITY OF TORONTO

SQ. FT:	1,220 above grade, 610 below grade (MPAC).
BEDROOMS:	3 bedrooms on upper level.
BATHS:	1 – 4 piece bath on upper level.
LAUNDRY:	In basement.
BASEMENT:	Unfinished.
AGE:	136 YO (1890) (MPAC).
ELECTRICAL:	Glass fuse panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Brick.
FLOORS:	Mixed.
CEILINGS:	Mixed.
WINDOWS:	Mixed.
EXTERIOR:	Brick, siding.
INTERIOR:	Paneling, plaster.
PARKING:	Street parking.
GARAGE:	None.
LOT SIZE:	15.58’ X 95.54’ (GEO).
ZONING:	R – Residential.

TAXES:	$6,289 (2025) (MPAC).
ROLL #:	190404307000100
PIN #:	212500517
HIGH SPEED INTERNET:	Available.
HEATING:	Forced Air Natural Gas.
COOLING:	Central Air.
RENTALS:	Hot water tank.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Private fenced backyard.
INCLUSIONS:	Fridge, stove, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

One team.
Every detail.

FOR DOWNSIZERS.
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