



209 Arlington Ave

Humewood-Cedarvale

PRESENTED BY

Jennifer Greenberg, Broker

at Royal LePage Signature Realty, Brokerage

LoewithGreenberg.com



Welcome Home

 4  2  3  Duplex













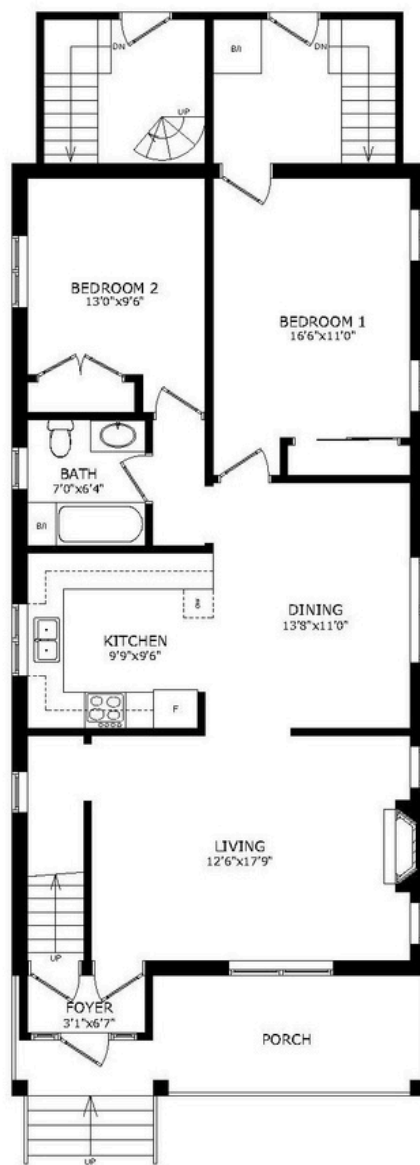








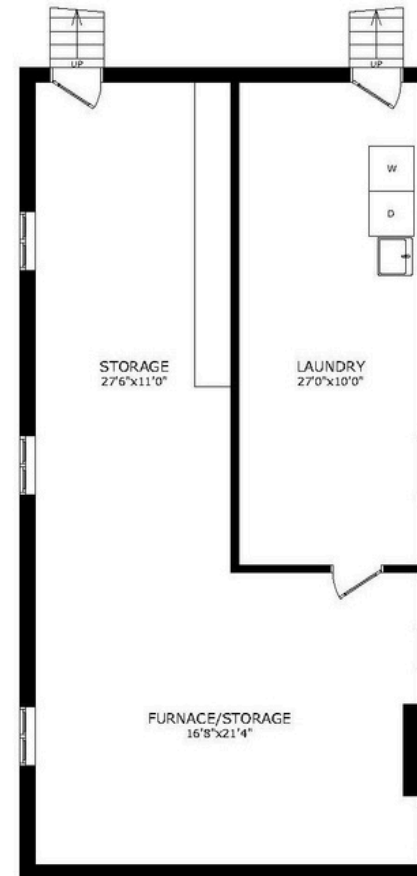




MAIN FLOOR



SECOND FLOOR



BASEMENT

Floor Plan

209 Arlington Ave

Spacious. Versatile. Perfectly Located. Welcome to 209 Arlington, a purpose-built duplex offering endless possibilities in the heart of St. Clair West. This generously sized, light-filled home features two spacious 2-bedroom units, perfect for multi-generational living, co-ownership, or a fabulous single-family conversion. The upper unit has been beautifully renovated, showcasing a full chefs kitchen with high-end appliances, sleek cabinetry, and plenty of prep space, ideal for cooking and entertaining. The open-concept living and dining areas are airy and inviting, while the spa-like bathroom provides a luxurious retreat. A second bedroom and a separate home office add flexibility for families or professionals working from home. The main floor unit offers its own bright and functional layout with great potential for customization or income generation. The expansive lower level offers the opportunity to expand living space even further, create a rec room, gym, additional bedrooms, or a separate suite. Set on a charming, tree-lined street in one of the city's most vibrant and sought-after neighbourhoods, this home is just steps to Wychwood Barns, top-rated schools, parks, transit, and the unbeatable shops, cafés, and community spirit of St. Clair West. Whether you're looking to live in one unit and rent the other, buy with a friend or family member, or renovate into your forever family home, 209 Arlington is the rare opportunity with flexibility to match your vision.



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LoewithGreenberg.com
416.879.6325
info@loewithgreenberg.com
686 St Clair Ave W,
Toronto, ON M6C 1B1



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