



# 29 Grace St

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Welcome Home

 4+2

 3.5

 2

 Detached













A green nightstand with two drawers and a white lamp with a wire base.

A bed with a pink floral bedspread, a pink quilted blanket, and several pillows, including a pink quilted pillow and a white pillow. A small doll is on the bed.

A window with white curtains, showing a view of a house and trees outside.

A black metal ladder shelf with four wooden shelves, holding a potted plant and a glass jar.

A pink patterned rug on the floor.





















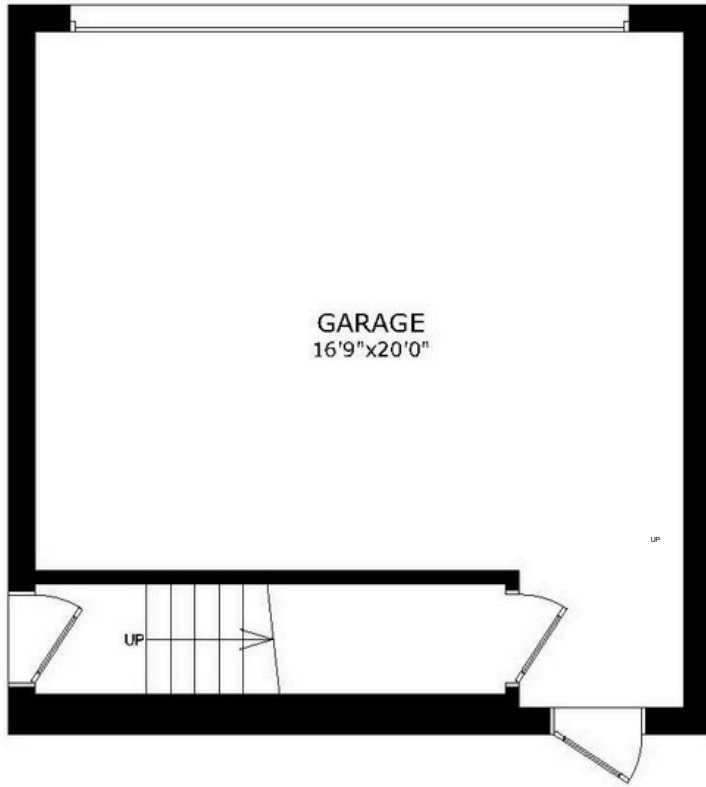












MAIN FLOOR



SECOND FLOOR

# Floor Plan - Coach House

# 29 Grace St

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Welcome to 29 Grace Street — a beautifully renovated 2.5-storey home in the heart of Trinity Bellwoods, offering exceptional space, style, and flexibility for modern family living. Thoughtfully updated while preserving its charm, the main home features new windows, wide-plank white oak engineered floors, and a custom kitchen with stainless steel appliances, ample cabinetry, and a dedicated dining area that flows into a bright living room with fireplace.

The second floor offers three spacious bedrooms, an updated main bath, and a large laundry area with space for a creative workspace or homework zone. The third floor is a true bonus retreat with sleek 3-piece bath, flexible living space, home office, and potential fourth bedroom/teen retreat!

A standout feature is the home's incredible flexibility. The legal lower-level suite offers a beautifully finished, self-contained space with 8-foot ceilings, two bedrooms, two bathrooms, a full kitchen, stainless steel appliances, and in-suite laundry. Ideal for rental income or easily reintegrated into the main home for a rec room, guest suite, gym, office, or extended family living. At the rear, a custom-built laneway suite adds even more value, featuring one bedroom, open-concept living/dining, in-suite laundry, skylight, rooftop space, and parking for two. Perfect for guests, family, workspace, or additional income.

Enjoy a private backyard oasis just steps to Trinity Bellwoods Park, Queen West, Little Italy, shops, cafés, restaurants, and transit. With major updates including roof, furnace, A/C, tankless water heater, and laneway suite, 29 Grace is a rare turnkey opportunity in one of Toronto's most vibrant communities.



# Don't take our word for it this is what our clients **LOVE** about the area...

## Recreation & Green Space

- Close to Trinity Bellwoods Park, one of Toronto's most iconic parks, with tennis courts, sports fields, a dog bowl, playgrounds, picnic space, skating in winter, and a year-round community feel.
- A great neighbourhood for walking, biking, people-watching, weekend park hangs, and enjoying that classic west-end Toronto energy.

## Independent Restaurants and Cafés

- You are surrounded by some of the city's best coffee shops, bakeries, patios, wine bars, casual restaurants, and date-night spots along College Street, Dundas West, Ossington, and Queen West.
- Little Italy brings a lively dining culture, with long-time neighbourhood staples, gelato, patios, Italian restaurants, and newer destination restaurants all close by.

## Shopping & Amenities

- Everyday conveniences are easy, with local grocers, specialty food shops, pharmacies, boutiques, salons, fitness studios, and independent retailers all within a short stroll.
- Queen West, Ossington, College, and Dundas offer a very "local Toronto" shopping experience — creative, independent, and full of character.

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