



395 Shaw St

PRESENTED BY

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Welcome Home



4+1



3



2



Semi-Detached





















MAIN FLOOR

SECOND FLOOR

THIRD FLOOR

LOWER FLOOR

Floor Plan



395 Shaw St

Welcome to 395 Shaw Street—a grand three-storey Victorian offering the scale, character and flexibility to become an exceptional single-family home in one of Toronto's most dynamic neighbourhoods. Soaring ceilings, oversized windows, exposed brick and beautifully preserved period details create warmth and presence throughout, while updated services, modern kitchens and renovated bathrooms make the home comfortable for today.

Reimagine the generous layout for one household, with multiple living spaces, spacious bedrooms and room to gather, work, entertain and retreat. The entire home can be reclaimed for your family, or a separate lower-level suite could be maintained for added flexibility. With fantastic ceiling height, the lower level feels like genuine living space rather than a typical basement. The existing configuration also works well for extended family or multigenerational living without making the home feel divided.

Outside, the backyard offers valuable open space in the city—a blank canvas for a garden, play area or private urban retreat. A welcoming covered front porch, private upper terrace and garage parking off the laneway complete the package. Set south of College Street and close to the neighbourhood park on Shaw, the home is surrounded by the energy of Little Italy, Trinity Bellwoods, Ossington, Dundas West and Queen West. Restaurants, cafés, independent shops, schools, transit and everyday conveniences are all within easy reach. This is a rare opportunity to create a substantial family home that reflects the way you want to live while preserving the beauty and soul of a classic Toronto Victorian.



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



Community and Lifestyle

- Shaw Street feels established and neighbourly, with mature trees, front porches and beautiful Victorian homes, while still being close to the energy of downtown.
- The area appeals to families, professionals and downsizers alike, offering a lively, walkable lifestyle with a strong sense of community.



Recreation & Green Space

- Trinity Bellwoods Park is a short walk away, offering green space, tennis, skating, children's programs, a farmers' market and an off-leash dog area.
- The Trinity Community Recreation Centre provides indoor pools, a gymnasium and year-round community programming.



Independent Restaurants and Cafés

- College Street, Ossington Avenue and Dundas West offer an outstanding selection of independent restaurants, cafés, bakeries and specialty food shops.
- Residents can walk for coffee, brunch or dinner and enjoy everything from longstanding Little Italy favourites to some of Toronto's most celebrated dining spots.



Shopping & Amenities

- Groceries, pharmacies, schools, the College/Shaw library and everyday services are all conveniently close by.
- Independent boutiques, galleries and specialty shops along Ossington, Dundas West and Queen West add character beyond the daily essentials.



Transit & Commute

- The 506 Carlton streetcar runs along College Street, connecting the neighbourhood to Queen's Park, College Station, the downtown core and the west end.
- Nearby cycling routes, TTC options and easy access to major streets make commuting downtown straightforward—with

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