Prepared By: SARKIS HARMANDAYAN, Salesperson
Phone: 905-999-8588
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CENTURY 21 LEADING EDGE REALTY INC., BROKERAGE
18 Wynford Drive #214, Toronto ON M3C3S2



150 Parliament St **List: $1,298,900 For: Sale**
Toronto Ontario M5A 2Z1
Toronto C08 Moss Park Toronto **Last Status: NEW**
SPIS: No **Taxes:** $10,129.44/2026 **DOM: 0**

Att/Row/Twnhouse **Front On:** W **Rms:** 6 + 2
Link: **Acre:** **Bedrooms:** 3
2-Storey **Washrooms:** 1
1x3

Lot: 14 x 61 Feet **Irreg:**
Dir/Cross St: Parliament St & Richmond St E
Directions: Parliament St & Richmond St E

MLS#: C14184828 **PIN#:** 210910136
Possession Remarks: Flexible
Legal: Plan 215 Pt Lot 3

Kitchens:	1 + 1	**Exterior:**	Brick / Vinyl Siding	**Zoning:**	
Fam Rm:	Y	**Garage:**	No	**Cable TV:**	
Basement:	Finished	**Gar/Gar Spcs:**	None / 0	**Hydro:**	
Fireplace/Stv:	N	**Drive:**	Private, Lane	**Gas:**	
Heat:	Forced Air / Gas	**Drive Park Spcs:**	1	**Phone:**	
A/C:	Central Air	**Tot Prk Spcs:**	1	**Water:**	Municipal
Central Vac:	No	**UFFI:**		**Water Supply Type:**	
Apx Age:		**Pool:**	None	**Sewer:**	Sewers
Apx Sqft:	1100-1500	**Energy Cert:**		**Spec Desig:**	Unknown
Lot Size Source:	MPAC	**Cert Level:**		**Farm/Agr:**	
Roof:	Asphalt Shingle	**GreenPIS:**		**Waterfront:**	
Foundation:	Brick, Concrete	**Prop Feat:**	Family Room, Place Of Worship, Public Transit, Rec Centre	**Retirement:**	
Assessment:	2025	**Interior Feat:**	Storage	**HST Applicable to**	Included In
POTL:				**Sale Price:**	
POTL Mo Fee:				**Oth Struct:**	
Elevator/Lift:				**Survey Type:**	None
Laundry Lev:				**Land**	No
Phys Hdcap-Eqp:				**Lease/$/Freq:**	

#	Room	Level	Length (ft)		Width (ft)	Description
1	Family	Ground	11.29	x	9.91	Hardwood Floor
2	Living	Ground	16.4	x	10.5	Hardwood Floor
3	Kitchen	Ground	17.09	x	9.42	Hardwood Floor
4	Prim Bdrm	2nd	13.52	x	11.09	Hardwood Floor
5	2nd Br	2nd	12.5	x	7.12	Hardwood Floor
6	3rd Br	2nd	10.89	x	9.42	Broadloom
7	Rec	Bsmt	19.13	x	12.01	Tile Floor
8	Kitchen	Bsmt	9.61	x	5.12	Tile Floor
9	Utility	Bsmt	8.69	x	5.51	Tile Floor

Client Remks: Welcome To 150 Parliament St! This 2-Storey Mixed-Use Townhome Has A Finished Functional Basement And 1 Parking Spot. Features High Ceilings & Gleaming Hardwood Floors. This Townhome Has Commercial & Residential Opportunities. Main Floor Features 3 Rooms With Roughed-In Kitchen. 2nd Floor Features 3Bd & 1Ba. Kitchen In Basement. Great Space To Live & Work. Can Also Be Converted Back To Full Residential As Well. Currently Used As A Professional Office. So Many Options. Location Is Unmatched. Close To Ttc, Major Throughways & Downtown Core. Surrounded By Major Condo Developments. Thousands Of People Moving Into The Area. Great Opportunity To Get Into This Up And Coming Area.
Inclusions: Appliances, Light Fixtures, Window Coverings, Hot Water Tank.
Exclusions: None

Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. **Ph:** 416-686-1500

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