

ENGEL & VÖLKERS

523 McLeod Street

CENTRETOWN



PROPERTY DESCRIPTION

A fully functional duplex offering spacious 2 bedroom and 3 bedroom units, ideal for multi generational living or investors. Featuring extensive 2024 upgrades, a private driveway and detached garage, bright living spaces, and a family friendly neighbourhood close to Bank Street amenities.

PROPERTY HIGHLIGHTS



5 BEDROOMS



3 BATHROOMS



2 PARKING





Room Dimensions

Main Floor (Unit 1)

- Living Room: 19.03 ft × 11.38 ft
- Dining Room: 13.16 ft × 11.58 ft
- Kitchen: 5.97 ft × 7.87 ft
- Bedroom: 10.66 ft × 8.37 ft
- Bedroom 2: 8.40 ft × 10.73 ft
- Bathroom: 8.89 ft × 4.79 ft

Second Floor (Unit 2)

- Sunroom 1: 10.46 ft × 11.32 ft
- Living Room: 13.68 ft × 10.40 ft
- Dining Room: 14.21 ft × 10.40 ft
- Kitchen: 9.48 ft × 11.48 ft
- Sunroom 2: 19.03 ft × 7.71 ft
- Bathroom: 5.51 ft × 6.07 ft

Third Floor (Unit 2)

- Bedroom 3: 10.76 ft × 11.78 ft
- Bedroom 4: 11.88 ft × 9.58 ft
- Bedroom 5: 10.04 ft × 12.70 ft
- Bathroom: 10.20 ft × 5.94 ft (2 pc ensuite, laundry)

Associated Costs

APPROX UTILITY COST

Hydro: \$164/ month

Heating: \$143/ month

Water: \$249/ bi-monthly

PROPERTY TAXES: \$10,367.67/2026



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Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted. All dimensions are approximate.

Property Features & Upgrades

- Fully functional duplex featuring a 2 bedroom main floor unit & a 3 bedroom upper unit
- Excellent opportunity for owner occupied multi generational living or rental income
- Bright and welcoming interiors with large windows and strong natural light throughout both units
- Main floor unit offers a practical layout with living room, dining area, functional kitchen with European design, two bedrooms with closets, and a 4-piece bath
- Upper unit spans two levels and provides significantly more living space and flexibility for families or tenants
- Upper unit includes two sunrooms, one front facing and one rear facing, adding versatile bonus living areas
- Large rear deck connected to the upper unit, ideal for outdoor dining and relaxation
- Upper level features three bedrooms including a primary suite with powder room and convenient laundry
- Major 2024 upgrades including a brand new roof system with shingles, flashing, fascia, soffit, and eavestroughs
- 2023 updates include full interior repainting and improved overall presentation throughout the home
- Energy efficient upgrades completed with 18 new Energy Star windows and a new Energy Star rear door
- Private driveway with parking for two vehicles plus a detached garage offering storage or workshop potential
- Located in a highly desirable, family friendly neighbourhood with a strong community feel and curb appeal
- Convenient access to Bank Street amenities including cafés, restaurants, shops, and everyday essentials

