

# \$550,000 - 476 Macgregor Ave, Estes Park

MLS® #1038744

**\$550,000**

2 Bedroom, 3.00 Bathroom, 1,576 sqft

Attached Dwelling on 0.02 Acres

Canyon Crk Tnhm Cnd Bldg A, Estes Park, CO

If you're dreaming of a peaceful mountain escape where you can unplug, watch the wildlife wander past, and still walk to coffee and shopping downtown-this place might be calling your name. Welcome to 476 MacGregor Avenue, a warm and welcoming condo tucked into the heart of Estes Park. Set in the Stanley Historic District, this spot blends quiet mountain living with unbeatable access to town. Just a few blocks from the riverwalk, shops, Safeway, and your favorite restaurants like Claire's and Poppy's, it's easy to enjoy both solitude and connection. Inside, this two-bedroom, tri-level townhome is filled with light and thoughtful details-from the stained-glass elk transom at the entry to the barn doors above the stone fireplace. It's been lovingly maintained with new kitchen countertops, fresh exterior paint, all new Pella windows, and a rebuilt upper deck made for sipping coffee while the hummingbirds dance and elk pass below. The living room offers vaulted ceilings and mountain views. The gas fireplace brings a cozy calm, especially on snowy mornings or holiday evenings-just like the white Christmases spent here by the current owners. Outside, a quiet creek meanders past the back of the home, and you can catch glimpses of the Stanley Hotel through the trees while listening to its iconic chimes. You're just minutes from the entrance to Rocky Mountain National Park, making it easy to hike, fish, or simply breathe



deeper. Whether you're looking for a low-maintenance basecamp for adventure, a peaceful retreat to recharge, or a condo with rental potential in a high-demand area, 476 MacGregor has the charm, location, and mountain magic to make it yours. The sellers put it best: "You filled me with laughter and warmth. Thank you for choosing me. I'll carry the echoes of your time here in the whispers of the wind through the eaves." Go ahead-start your next chapter where the elk roam, the mountains rise, and downtown is just a short stroll away.

Built in 1999

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | 1038744           |
| Price          | \$550,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,576             |
| Acres          | 0.02              |
| Year Built     | 1999              |
| Type           | Attached Dwelling |
| Sub-Type       | Attached Dwelling |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 476 Macgregor Ave          |
| Area        | Estes Park                 |
| Subdivision | Canyon Crk Tnhm Cnd Bldg A |
| City        | Estes Park                 |
| County      | Larimer                    |
| State       | CO                         |
| Zip Code    | 80517                      |

**Amenities**

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Amenities    | None                                                          |
| Utilities    | Natural Gas Available, Electricity Available, Cable Available |
| # of Garages | 1                                                             |
| Garages      | Attached                                                      |
| View         | City, Water                                                   |
| Waterfront   | Abuts Stream/Creek/River                                      |

## Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Study Area, Satellite Avail, High Speed Internet, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floorplan, Pantry, Stain/Natural Trim, Walk-In Closet(s) |
| Appliances        | Electric Range/Oven, Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal                                                                                 |
| Heating           | Forced Air, 2 or more Heat Sources                                                                                                                                |
| Cooling           | Ceiling Fan(s)                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Circulating, Gas, Gas Logs Included, Living Room                                                                                                                  |
| # of Stories      | 3                                                                                                                                                                 |
| Stories           | Tri-Level                                                                                                                                                         |

## Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting                                                                                                                                       |
| Lot Description   | Fire Hydrant within 500 Feet, Sloped, Abuts Public Open Space, Abuts Private Open Space, Meadow, Historic District, Within City Limits, Stream |
| Windows           | Window Coverings                                                                                                                               |
| Roof              | Composition                                                                                                                                    |
| Construction      | Wood/Frame, Wood Siding, Cedar/Redwood, Painted/Stained                                                                                        |

## School Information

|            |                     |
|------------|---------------------|
| District   | Estes Park District |
| Elementary | Estes Park          |
| Middle     | Estes Park          |
| High       | Estes Park          |

## Additional Information

|                |       |
|----------------|-------|
| Days on Market | 99    |
| Zoning         | Multi |

## Listing Details

Listing Office

eXp Realty - Estes Park

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