

\$695,000 - 4009 W 52nd Ave, Denver

MLS® #1042746

\$695,000

4 Bedroom, 2.00 Bathroom, 1,752 sqft
Residential on 0.17 Acres

Berkeley Gardens, Denver, CO

Move right in and start living the Denver lifestyle in this beautifully updated, fully furnished 4-bedroom, 2-bath home in one of Berkeley's most desirable locations. Buyers purchasing as their primary residence may qualify for up to \$25,000 in down payment assistance or rate buy-down-ask for details! Thoughtfully renovated with over \$140K in upgrades, this home blends charm and modern comfort with nearly 1,800 sq. ft. of open, light-filled living space. Enjoy refinished hardwood floors, a bright designer kitchen with quartz counters and marble tile, and an inviting living area perfect for family gatherings or entertaining friends. Step outside to a private backyard oasis featuring a relaxing hot tub, new fencing, and a large deck with mountain views-ideal for unwinding at the end of the day. The 700 sq. ft. fully insulated garage with power offers flexible use as a studio, gym, or workshop, complemented by an oversized 2-car garage and an extended driveway for guests. Major system updates include a new furnace, A/C unit, on-demand water heater, 200-amp electrical panel, new carpet, and a commercial-grade flat roof-everything is ready for your immediate enjoyment. Located minutes from Regis University, trendy restaurants, light rail, and downtown Denver, this home offers both convenience and community. For those seeking flexibility, the property has also operated successfully as a short-term rental, and the seller is open to including upscale furnishings for an easy



turnkey setup. Live comfortably now, earn income later-this Berkeley beauty offers the best of both worlds.

Built in 1947

Essential Information

MLS® #	1042746
Price	\$695,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,752
Acres	0.17
Year Built	1947
Type	Residential
Sub-Type	Residential-Detached
Style	Ranch
Status	Active

Community Information

Address	4009 W 52nd Ave
Area	Denver
Subdivision	Berkeley Gardens
City	Denver
County	Adams
State	CO
Zip Code	80212

Amenities

Utilities	Natural Gas Available, Electricity Available, Cable Available
Parking	Garage Door Opener, Oversized
# of Garages	3
Garages	Attached
View	Mountain(s), Foothills View, Plains View, City

Interior

Interior Features	High Speed Internet
Appliances	Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal

Heating	Forced Air
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony, Hot Tub Included
Lot Description	Lawn Sprinkler System
Windows	Window Coverings
Roof	Flat
Construction	Brick/Brick Veneer

School Information

District	Westminster Public Schools
Elementary	Tennyson Knolls
Middle	Colorado Sports Leadership Academy
High	Westminster

Additional Information

Days on Market	59
Zoning	R-2

Listing Details

Listing Office	RE/MAX Elevate
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Listing information last updated on October 31st, 2025 at 7:21pm MDT