

\$399,900 - 354 Julian St, Denver

MLS® #1703399

\$399,900

3 Bedroom, 1.00 Bathroom, 1,204 sqft
Residential on 0.14 Acres

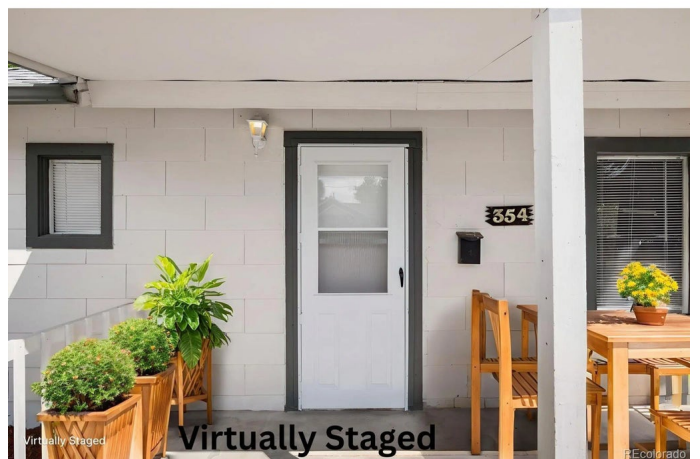
Barnum, Denver, CO

\$2101 Monthly Payment...This house comes with a REDUCED RATE as low as 5.125% (APR 5.45%) as of 10/10/2025 through List & Lock. This is a seller paid rate-buydown that reduces the buyer's interest rate and monthly payment. Terms apply, see disclosures for more information.

Welcome to this well-maintained Denver home offering a thoughtful blend of comfort, updates, and opportunity. Featuring three bedrooms and a full bathroom, this home also boasts a unique bonus loft space accessible by a spiral staircase-perfect for a home office, art studio, playroom, or guest retreat. A remote-controlled skylight with self-closing rain sensor brings natural light to the loft, making it a bright and functional space year-round.

The upgraded kitchen offers granite countertops, ss appliances including a brand-new dishwasher, and plenty of cabinet storage. The open front living and dining area features ceramic tile floors, fresh paint, and abundant natural light, offering flexible space for everyday living and entertaining. A separate laundry room with w/d adds everyday convenience, and the home comes with a deluxe portable in-room A/C unit for comfort.

Recent upgrades include new storm doors (front and back), new mini-blinds throughout, and nearly all interiors freshly painted. The carpet is just two years old, while major



systems have been thoughtfully updated with a PVC sewer line (~10 yrs old), a new main water line (~ 5 yrs), and a roof installed ~ 2 yrs ago.

Outdoors, you'll find a low-maintenance yard with easy alley access, additional parking options, or potential ADU possibilities. An attached carport plus off-street parking ensure plenty of vehicle space.

Situated in Denver's desirable Barnum neighborhood, this home is steps from Barnum Park and Recreation Center, complete with trails, sports fields, and a fenced Barnum Dog. This move-in-ready home a rare find with both charm and long-term peace of mind.

Built in 1921

Essential Information

MLS® #	1703399
Price	\$399,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,204
Acres	0.14
Year Built	1921
Type	Residential
Sub-Type	Residential-Detached
Status	Pending

Community Information

Address	354 Julian St
Area	Denver
Subdivision	Barnum
City	Denver
County	Denver
State	CO

Zip Code	80219
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Amenities

# of Garages	1
Garages	Carport

Interior

Appliances	Dishwasher, Refrigerator, Washer, Dryer, Microwave
Heating	Forced Air
# of Stories	2
Stories	Two

Exterior

Roof	Other
Construction	Wood/Frame

School Information

District	Denver 1
Elementary	Barnum
Middle	KIPP Sunshine Peak Academy
High	West

Additional Information

Days on Market	55
Zoning	E-SU-D1X

Listing Details

Listing Office	Madison & Company Properties
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Listing information last updated on October 31st, 2025 at 8:20am MDT