

\$1,775,000 - 865 Delaware St, Denver

MLS® #1888367

\$1,775,000

3 Bedroom, 3.00 Bathroom, 3,679 sqft
Attached Dwelling on 0.10 Acres

Central, Denver, CO

A rare blend of mid-century sophistication and modern versatility awaits at 865 Delaware, where striking design meets endless possibilities.

This exceptional residence offers two fully self-contained living spaces, giving you the flexibility to create a luxurious single home, a multigenerational retreat, or a high-performing income property. The lower-level 2-bedroom suite features its own entrance, kitchen, living area, and baths, making it ideal for guests, rental opportunities, or a turnkey Airbnb.

The main residence spans behind and above, unveiling an open-concept living space anchored by an illuminated onyx fireplace. High-end finishes abound, including Caesarstone countertops, Dacor appliances, Brookhaven cabinetry, and a cleverly integrated cocktail station that tucks away for seamless entertaining.

A floating walnut staircase leads to a dramatic 22-foot-high open office and a lavish primary suite complete with steam shower, soaking tub, walk-in closet, and in-unit laundry. For those with vision, G-RX-5 zoning allows the potential to add up to three more stories—an extraordinary opportunity to elevate both lifestyle and investment value.

Step outside to a private 1,250 sq ft rooftop deck that feels like a resort in the sky. With a



15-foot arched overhang, gas fireplace, dining and lounge areas, and tree-canopy views of Sunken Gardens Park, it's an unmatched urban sanctuary just minutes from downtowns' great restaurants, Ball Arena, Coors Field, and what may soon be the new Broncos stadium.

865 Delaware isn't just a residence-it's a statement of design, luxury, and limitless potential.

Built in 1964

Essential Information

MLS® #	1888367
Price	\$1,775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	3,679
Acres	0.10
Year Built	1964
Type	Attached Dwelling
Sub-Type	Attached Dwelling
Style	Patio Home, Contemporary/Modern
Status	Active

Community Information

Address	865 Delaware St
Area	Denver
Subdivision	Central
City	Denver
County	Denver
State	CO
Zip Code	80204

Amenities

Utilities	Natural Gas Available, Electricity Available, Cable Available
# of Garages	2

Garages	Attached
View	Mountain(s), City

Interior

Interior Features	Study Area, Eat-in Kitchen, Open Floorplan, Pantry, Walk-In Closet(s), Loft
Appliances	Dishwasher, Refrigerator, Bar Fridge, Washer, Dryer, Microwave, Disposal
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Single Fireplace
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Gutters
Windows	Window Coverings, Skylight(s)
Roof	Metal, Rubber
Construction	Brick/Brick Veneer, Stucco

School Information

District	Denver 1
Elementary	Dora Moore
Middle	Strive Westwood
High	West

Additional Information

Days on Market	41
Zoning	G-RX-5

Listing Details

Listing Office	Compass - Denver
----------------	------------------

Information source: Information and Real Estate Services, LLC. Provided for limited non-commercial use only under IRES Rules. © Copyright IRES. Information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed by the MLS.
Listing information last updated on November 1st, 2025 at 12:51pm MDT