

# \$375,000 - 2601 Poplar St, Denver

MLS® #2024432

**\$375,000**

2 Bedroom, 1.00 Bathroom, 958 sqft

Residential on 0.16 Acres

North Park Hill, Denver, CO

Set on a spacious corner lot in a well-established neighborhood, this classic one-story brick bungalow offers an exciting opportunity for someone with vision. Located just minutes from shopping, dining, parks, and major routes, it blends residential charm with urban convenience. Inside, the home features a traditional layout with two bedrooms, one full bath, a family room, kitchen, and a flexible bonus room ready to be transformed-perfect as a home office, work out room, or creative studio. Hardwood floors throughout hint at the home's timeless character, waiting to be restored and personalized. The kitchen is functional with plenty of potential for a modern update, while natural light fills the main living spaces, creating a warm and inviting feel. The exterior offers just as much promise. A gated private driveway leads to a two-car garage accessible from the backyard, providing added privacy and convenience. The lot offers room to expand, garden, or design your ideal outdoor living space. Enjoy the best of Park Hill living-just blocks from Oneida Park's hotspots like Illegal Pete's, Ester's, and Torpedo Coffee. You're also minutes from local favorites such as Honey Hill Cafe, Spinelli's Market, and Lucina Eatery & Bar. Nearby parks, including City Park, Fred Thomas Park, and Central Park, plus the Greenway Trail, offer endless outdoor options. With quick access to downtown, DIA, major highways, and the upcoming Colfax BRT line, you're never far from top-rated schools,



medical campuses, and premier shopping. Full of potential, this home is ready for a fresh start-whether you're seeking your next renovation project or a place to plant roots in a prime location.

Built in 1950

**Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | 2024432              |
| Price          | \$375,000            |
| Bedrooms       | 2                    |
| Bathrooms      | 1.00                 |
| Full Baths     | 1                    |
| Square Footage | 958                  |
| Acres          | 0.16                 |
| Year Built     | 1950                 |
| Type           | Residential          |
| Sub-Type       | Residential-Detached |
| Style          | Cottage/Bung, Ranch  |
| Status         | Active               |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2601 Poplar St  |
| Area        | Denver          |
| Subdivision | North Park Hill |
| City        | Denver          |
| County      | Denver          |
| State       | CO              |
| Zip Code    | 80207           |

**Amenities**

|              |                       |
|--------------|-----------------------|
| Utilities    | Electricity Available |
| # of Garages | 2                     |
| Garages      | Detached              |

**Interior**

|            |                                                    |
|------------|----------------------------------------------------|
| Appliances | Dishwasher, Refrigerator, Washer, Dryer, Microwave |
| Heating    | Forced Air                                         |

|              |                |
|--------------|----------------|
| Cooling      | Ceiling Fan(s) |
| # of Stories | 1              |
| Stories      | One            |

## Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | Corner Lot, Level  |
| Roof            | Composition        |
| Construction    | Brick/Brick Veneer |

## School Information

|            |                   |
|------------|-------------------|
| District   | Denver 1          |
| Elementary | Smith Renaissance |
| Middle     | Denver Discovery  |
| High       | Northfield        |

## Additional Information

|                |         |
|----------------|---------|
| Days on Market | 18      |
| Zoning         | E-SU-DX |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | LIV Sotheby's International Realty |
|----------------|------------------------------------|

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