

\$615,000 - N/A, Denver

MLS® #3266400

\$615,000

5 Bedroom, 3.00 Bathroom, 2,428 sqft
Residential on 0.23 Acres

Hampden Heights, Denver, CO

This is an ideal home for "house hacking"...5 bedrooms & 3 baths ideally located super close to DTC & 2 light rails stations. UP TO \$17,500 of FREE GRANT MONEY AVAILABLE FOR ELIGIBLE BUYERS ON THIS AWESOME HOME! UP TO \$10K IN DOWN PAYMENT & \$7,500 IN CLOSING COSTS...IT'S FREE MONEY...DON'T MISS OUT..MAKE 3404 S. Clinton Court YOUR HOME-This gem is nestled in a quiet Hampden Heights cul-de-sac with direct access at the end of the block to a neighborhood park, swim, tennis & pickle-ball club, playground, basketball courts, and miles of trails to connect to. This spacious, move-in ready home offers comfort, updates, and a fantastic location. On the main level features three bedrooms, including a private 3/4 bath in the primary suite. The open-concept living, dining, and kitchen area is anchored by a cozy fireplace and updated with durable LVT flooring. Downstairs, enjoy a large family room ideal for movie nights or game tables, plus two non-conforming bedrooms-perfect for guests, hobbies, or a home office. New carpet was just added in the basement, and the large laundry room offers ample storage space. Step outside to a generous backyard with a covered patio, perfect for entertaining, relaxing, or gardening. A new storage shed sits atop a fresh concrete pad, while the extended front driveway includes additional off-street parking-great for an RV or extra vehicles. Recent updates include a new roof with transferrable warranty,



new furnace and central A/C in 2023 + newer hot water heater and more...all offering peace of mind and year-round comfort. Catch story time at the near-by public library, easy access to DTC & public transportation, plus plenty of retail and local dining hot spots like Santiagos, India's and Zanes, this home truly combines lifestyle and location. A wonderful place to call home!

Built in 1963

Essential Information

MLS® #	3266400
Price	\$615,000
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Square Footage	2,428
Acres	0.23
Year Built	1963
Type	Residential
Sub-Type	Residential-Detached
Style	Ranch
Status	Active

Community Information

Address	N/A
Area	Denver
Subdivision	Hampden Heights
City	Denver
County	Denver
State	CO
Zip Code	80231

Amenities

Utilities	Natural Gas Available
# of Garages	2
Garages	Attached

Interior

Interior Features	Pantry
Appliances	Dishwasher, Refrigerator, Disposal
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Single Fireplace
# of Stories	1
Stories	One

Exterior

Lot Description	Gutters, Cul-De-Sac, Level
Windows	Window Coverings, Double Pane Windows
Roof	Composition
Construction	Wood/Frame, Brick/Brick Veneer, Wood Siding, Concrete, Moss Rock

School Information

District	Denver 1
Elementary	Samuels
Middle	Hamilton
High	Thomas Jefferson

Additional Information

Days on Market	87
Zoning	S-SU-F

Listing Details

Listing Office	Compass - Denver
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