

\$445,000 - 45 S Grove St, Denver

MLS® #6076888

\$445,000

3 Bedroom, 1.00 Bathroom, 1,774 sqft

Residential on 0.14 Acres

Barnum, Denver, CO

Discover vintage character blended with thoughtful updates in this inviting 3-bedroom, 1-bath bungalow located in Denver's vibrant Barnum neighborhood. Set on a quiet street with a welcoming front porch, this home offers warm natural light, beautiful hardwood floors, and a functional layout designed for comfortable living. Inside, the living and dining spaces flow effortlessly with refinished wood flooring and arched openings that enhance the home's charm. The kitchen features updated flooring, an added dishwasher and garbage disposal, and cheerful design accents. The remodeled bathroom includes new flooring, sink, and toilet completed about a year and a half ago, with a creative tiled accent wall that adds a modern touch. Recent updates include a new roof and sewer line completed approximately five years ago, an upgraded electrical panel with AFCI and GFCI protection, refinished wood floors, newer washer and dryer, fresh paint throughout much of the interior, a recently painted garage exterior, and a new water heater installed five months ago. The back flex room-redone with new floors and walls-offers space for a home office, creative studio, or mudroom. A private yard and detached garage complete this gem, with convenient access to parks, shops, and downtown Denver. This well-maintained home combines character, updates, and location-perfect for anyone looking to enjoy the best of Denver living. This home qualifies for the community reinvestment act providing



1.75% of the loan amount (up to \$7000 max)
as a credit towards buyer's closing costs,
pre-pays and discount points. ASK YOUR
AGENT.

Built in 1932

Essential Information

MLS® #	6076888
Price	\$445,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,774
Acres	0.14
Year Built	1932
Type	Residential
Sub-Type	Residential-Detached
Style	Ranch
Status	Active

Community Information

Address	45 S Grove St
Area	Denver
Subdivision	Barnum
City	Denver
County	Denver
State	CO
Zip Code	80219

Amenities

# of Garages	2
Garages	Detached

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Washer, Dryer, Disposal
Heating	Forced Air
Cooling	Ceiling Fan(s)

# of Stories	1
Stories	One

Exterior

Lot Description	Level
Windows	Window Coverings
Roof	Composition
Construction	Wood/Frame, Vinyl Siding, Concrete

School Information

District	Denver 1
Elementary	Barnum
Middle	Kepner
High	West

Additional Information

Days on Market	13
Zoning	E-SU-D1X

Listing Details

Listing Office	RE/MAX of Cherry Creek
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