

\$430,000 - 3040 S Forest St, Denver

MLS® #7178814

\$430,000

3 Bedroom, 1.00 Bathroom, 1,116 sqft

Residential on 0.17 Acres

University Hills, Denver, CO

Welcome to this charming University Hills ranch-style home offering modern updates, timeless character, and unbeatable access to Denver living! With 3 bedrooms, 1 updated full bath, and 1,116 square feet all on one level, this move-in ready residence blends comfort, function, and location. Step inside to find a light-filled layout with fresh paint, new lighting, updated hardware, and newly refinished original hardwood flooring throughout most of the home. The spacious living room flows effortlessly to a remodeled kitchen featuring quartz countertops, stainless steel appliances, stylish tile, and an inviting breakfast nook. Each bedroom has been refreshed with modern finishes, while the bathroom has been thoughtfully updated for today's lifestyle. A flexible bonus room expands your options for a home office, playroom, or workout space. The backyard is a true highlight—designed for both relaxation and convenience. Enjoy raised garden beds with drip lines, a full 8-zone automatic sprinkler system, and a large, private fenced yard ready for entertaining or gardening. The covered patio, front porch, and powered workshop/storage shed provide year-round usability and versatility. Just a 10-minute walk to the Yale Light Rail Station, making commutes to Downtown Denver, DTC, and beyond a breeze. One block from the High Line Canal Trail, perfect for walking, running, or biking. Close to parks, rec center, and neighborhood pool. Walking distance to all major conveniences including shopping,



dining, and everyday essentials. Easy access to I-25 for quick connections across the city. Bonus value: this home also presents excellent income potential, with an estimated rental value of \$2,700 per month. This is a rare opportunity to own in University Hills with thoughtful updates, outdoor upgrades, and lifestyle amenities rarely found at this price point. Don't miss it!

Built in 1951

Essential Information

MLS® #	7178814
Price	\$430,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,116
Acres	0.17
Year Built	1951
Type	Residential
Sub-Type	Residential-Detached
Style	Ranch
Status	Active

Community Information

Address	3040 S Forest St
Area	Denver
Subdivision	University Hills
City	Denver
County	Denver
State	CO
Zip Code	80222

Amenities

Utilities	Electricity Available, Cable Available
# of Garages	2
Garages	Carport

Interior

Appliances	Washer, Dryer
Heating	Forced Air
# of Stories	1
Stories	One

Exterior

Lot Description	Level
Roof	Metal
Construction	Wood/Frame, Brick/Brick Veneer

School Information

District	Denver 1
Elementary	Bradley
Middle	Hamilton
High	Thomas Jefferson

Additional Information

Days on Market	47
Zoning	S-SU-D

Listing Details

Listing Office	Keller Williams Advantage Realty LLC
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