

# \$149,995 - 1304 S Parker Rd 13, Denver

MLS® #7743072

## \$149,995

1 Bedroom, 1.00 Bathroom, 600 sqft  
Attached Dwelling

Southshore, Denver, CO

Step into this bright and inviting 1-bedroom, 1-bath condo nestled in the beloved Club Valencia community. Boasting 600?sq?ft of thoughtfully updated living space, this ground-level retreat features an open floor plan with stylish laminate, tile, and vinyl flooring, and a cozy family-room fireplace-perfect for curling up on chilly evenings

The well-appointed kitchen includes modern appliances-convection oven, cooktop, microwave, dishwasher, disposal, and in-unit dryer-making daily living effortless  
[highgarden-denver.com](http://highgarden-denver.com)

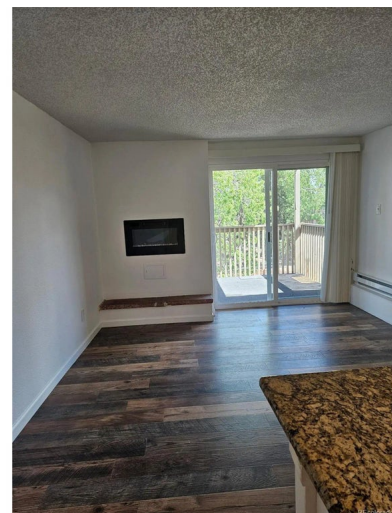
Step outside onto your private balcony, overlooking lush garden areas, a dog run, and playground-ideal for outdoor enjoyment and relaxation . Enjoy comfortable year-round living with room air-conditioning and baseboard heating

Residents of Club Valencia benefit from resort-style amenities including indoor and outdoor swimming pools, a hot tub and sauna, tennis courts, fitness center, clubhouse, elevators for easy access, and 24-hour security

The HOA includes heat, water, sewer, trash, snow removal, insurance, and grounds maintenance (monthly fee: \$460)

Perfectly positioned in the Cherry Creek School District, this condo is zoned for Village East Elementary, Prairie Middle, and Overland High School

The location offers easy access to Cherry



Creek, downtown Denver, the Denver Tech Center, along with nearby shopping, dining, parks, and transit. With a \$159,900 price tag and a low-maintenance footprint, this home is a smart choice for first-time buyers, savvy investors, or those seeking a lock-and-leave lifestyle in a vibrant, amenity-rich setting.

Built in 1972

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | 7743072           |
| Price          | \$149,995         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 600               |
| Year Built     | 1972              |
| Type           | Attached Dwelling |
| Sub-Type       | Attached Dwelling |
| Style          | Ranch             |
| Status         | Active            |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1304 S Parker Rd 13 |
| Area        | Denver              |
| Subdivision | Southshore          |
| City        | Denver              |
| County      | Arapahoe            |
| State       | CO                  |
| Zip Code    | 80231               |

**Amenities**

|              |                       |
|--------------|-----------------------|
| Amenities    | Playground            |
| Utilities    | Electricity Available |
| # of Garages | 1                     |
| Garages      | Off Street            |

**Interior**

|              |                                                    |
|--------------|----------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave, Disposal             |
| Heating      | Baseboard                                          |
| Cooling      | Wall/Window Unit(s)                                |
| Fireplace    | Yes                                                |
| Fireplaces   | Family/Recreation Room Fireplace, Single Fireplace |
| # of Stories | 1                                                  |
| Stories      | One                                                |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Gas Grill, Balcony |
| Lot Description   | Gutters            |
| Roof              | Fiberglass         |
| Construction      | Wood Siding        |

## School Information

|            |                |
|------------|----------------|
| District   | Cherry Creek 5 |
| Elementary | Village East   |
| Middle     | Prairie        |
| High       | Overland       |

## Additional Information

|                |     |
|----------------|-----|
| Days on Market | 148 |
|----------------|-----|

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Brokers Guild Homes |
|----------------|---------------------|

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