

\$775,000 - 2525 S University Blvd, Denver

MLS® #7989888

\$775,000

5 Bedroom, 2.00 Bathroom, 1,976 sqft
Residential Income

University, Denver, CO

Rarely does an opportunity like this come along—own a charming duplex income property just two blocks from the University of Denver campus in the highly desirable DU/Harvard Park neighborhood. With unbeatable proximity to campus, shopping, dining, and light rail, this property offers both convenience and long-term investment potential. From the street, you're welcomed by a quaint brick exterior, a nicely landscaped front yard, and a covered porch that sets the tone for the home's character. Inside, the upper-level unit features timeless architectural details, including coved ceilings, glass block windows, and hardwood floors. This spacious 3-bedroom, 1-bath layout also includes a roomy kitchen with a gas cooktop and eat-in dining area. The garden-level unit is equally inviting, with abundant natural light, 2 bedrooms, 1 full bath, and a large kitchen with a gas cooktop and space for a small dining table. Both units share a laundry room with storage lockers, and the washer and dryer are included. Additional features: 4 assigned off-street parking spaces, roof replaced in 2019, new furnace 2021, water heater and A/C installed in 2023. Sprinkler system and low-maintenance turf landscaping. The DU/Harvard Park neighborhood is one of Denver's most vibrant areas, offering tree-lined streets, neighborhood parks, and quick access to recreation. Residents enjoy Harvard Gulch Park and Golf Course, nearby Porter Hospital, and a wide variety of restaurants, coffee



shops, and boutiques. With the university just steps away, this location ensures strong rental demand year after year. Whether you're looking for an excellent investment property or the flexibility of living in one unit and renting the other, this duplex offers a perfect balance of character, functionality, and location.

Built in 1955

Essential Information

MLS® #	7989888
Price	\$775,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,976
Year Built	1955
Type	Residential Income
Sub-Type	Income Property
Style	Ranch
Status	Active

Community Information

Address	2525 S University Blvd
Area	Denver
Subdivision	University
City	Denver
County	Denver
State	CO
Zip Code	80210

Amenities

# of Garages	4
Garages	Off Street

Interior

Appliances	Dishwasher, Refrigerator, Washer, Dryer
Heating	Forced Air
Cooling	Central Air

# of Stories	1
Stories	One

Exterior

Lot Description	Lawn Sprinkler System, Level
Roof	Composition
Construction	Brick/Brick Veneer

School Information

District	Denver 1
Elementary	University Park
Middle	Merrill
High	South

Additional Information

Days on Market	27
Zoning	G-MU-5

Listing Details

Listing Office	Coldwell Banker Realty 24
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