

\$1,149,000 - 1115 W 37th Ave, Denver

MLS® #8260001

\$1,149,000

3 Bedroom, 3.00 Bathroom, 2,327 sqft

Attached Dwelling on 0.05 Acres

LoHi, Denver, CO

Up to \$15,000 Lender Incentive If Using Our Preferred Lender. Credits may be applied toward a rate buydown, closing costs, or the full cost of a 2-1 buydown (Incentive Based On Loan Amount. \$15,000 Is Assuming 80% LTV/\$959,200 Loan Amount. This is NOT a commitment to lend.) For full details and preferred lender contact information, please reach out directly to the listing agent, Allie Kirby.

Luxury, location, and exceptional design converge in this bold Highlands townhome. Wrapped in striking Vero plaster and stainless steel, the exterior makes a statement, while 2,300 sq. ft. of thoughtfully designed space spans three levels. Inside, the main floor boasts a sophisticated living room with floor-to-ceiling windows, sheer drapery, designer lighting, and a sleek linear fireplace that seamlessly leads into a kitchen where form meets function. Wood-paneled cabinetry, a built-in coffee bar, Bosch and Viking appliances, and a marble waterfall island define this stylish yet practical space. The dining area features custom glass shelving and a built-in Miele wine fridge.

The second level is anchored by a dramatic two-story solarium with automated blinds, creating an ideal setting for a home office or lounge. Two secondary bedrooms share a Jack-and-Jill bathroom with vessel sinks, a walk-in shower, and warm wood cabinetry.



The third floor is dedicated to the primary suite, complete with a spacious bedroom and expansive windows. The ensuite features marble accent walls, decorative tile, and a dual vanity bathroom with a walk-in shower.

Additional highlights include a built-in Control4 smart system for managing TVs, audio, and HVAC. All mounted TVs, window treatments, lighting fixtures, patio table, and grill are included. A 2-car tandem garage with built-in cabinetry offers direct access.

With no HOA and unmatched value in LoHi, this is luxury living at its finest. Schedule your private showing today!

Built in 2017

Essential Information

MLS® #	8260001
Price	\$1,149,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,327
Acres	0.05
Year Built	2017
Type	Attached Dwelling
Sub-Type	Attached Dwelling
Style	Contemporary/Modern
Status	Pending

Community Information

Address	1115 W 37th Ave
Area	Denver
Subdivision	LoHi
City	Denver
County	Denver

State	CO
Zip Code	80211

Amenities

Utilities	Natural Gas Available, Electricity Available
Parking	Oversized, Tandem
# of Garages	2
Garages	Attached
View	City

Interior

Interior Features	Eat-in Kitchen, Cathedral/Vaulted Ceilings, Open Floorplan, Pantry, Walk-In Closet(s), Loft, Jack & Jill Bathroom, Kitchen Island
Appliances	Dishwasher, Refrigerator, Bar Fridge, Washer, Dryer, Microwave, Freezer, Disposal
Heating	Forced Air
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Electric, Living Room, Single Fireplace
# of Stories	3
Stories	Three Or More

Exterior

Exterior Features	Gas Grill, Balcony
Windows	Window Coverings, Double Pane Windows
Roof	Other
Construction	Wood/Frame, Metal Siding, Wood Siding, Other, Concrete

School Information

District	Denver 1
Elementary	Trevista at Horace Mann
Middle	Strive Sunnyside
High	North

Additional Information

Days on Market	82
Zoning	I-MX-3

Listing Details

Listing Office	Compass - Denver
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