

\$560,000 - 1901 Wazee St 312, Denver

MLS® #8661678

\$560,000

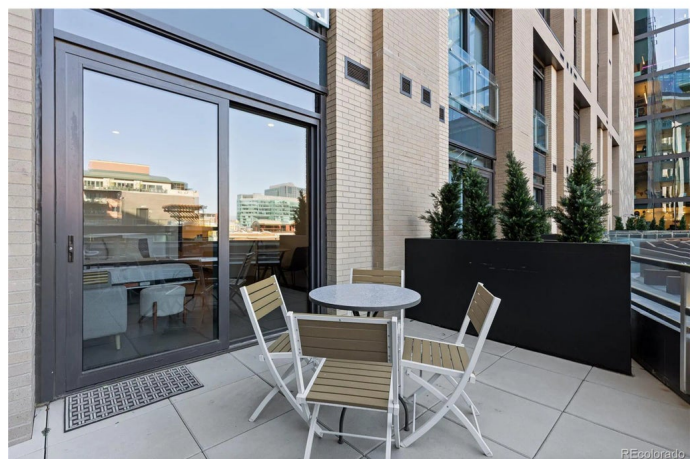
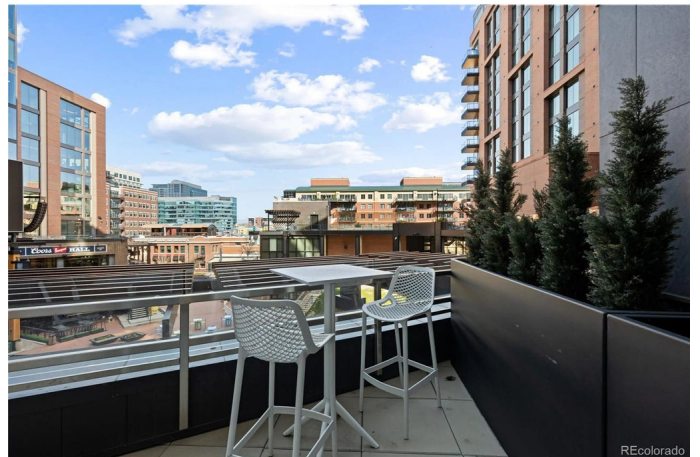
Bedroom, 1.00 Bathroom, 432 sqft
Attached Dwelling

LoDo, Denver, CO

Discover an exceptional opportunity at McGregor Square with this incredibly rare studio unit, featuring an oversized balcony that offers breathtaking views of the vibrant Square. Never lived in and previously reserved as a guest retreat, this pristine space embodies modern elegance. The studio comes complete with a custom oversized queen Murphy bed, seamlessly blending style and functionality within its sleek design. The interiors boast wood floors and an expansive galley kitchen, featuring premium quartz countertops and top-of-the-line Wolf and Sub-Zero appliances. The spacious bathroom features an oversized walk-in glass shower. The rarity of this unit, coupled with its coveted Square-facing position, enhances its investment value and appeal.

About McGregor Square:

Situated in the heart of Denver, McGregor Square is a dynamic destination combining upscale living, dining, and entertainment. This vibrant hub offers a unique blend of urban sophistication and community spirit, making it a sought-after locale for residents and visitors alike. McGregor Square features a stunning rooftop pool, hot tub, grilling and seating area with breathtaking mountain and city views. Enjoy the state-of-the-art gym overlooking the city and the Square. Residents benefit from 24/7 security and concierge services, as well as exclusive owners' spaces available for reservation. With its array of amenities and



cultural attractions, McGregor Square provides a lifestyle that is both luxurious and conveniently connected to the pulse of the city.

Built in 2020

Essential Information

MLS® #	8661678
Price	\$560,000
Bathrooms	1.00
Square Footage	432
Year Built	2020
Type	Attached Dwelling
Sub-Type	Attached Dwelling
Style	Contemporary/Modern, Ranch
Status	Active

Community Information

Address	1901 Wazee St 312
Area	Denver
Subdivision	LoDo
City	Denver
County	Denver
State	CO
Zip Code	80202

Amenities

Amenities	Clubhouse, Hot Tub, Pool, Sauna, Fitness Center, Elevator
Utilities	Electricity Available
# of Garages	1
Garages	Reserved

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Washer, Dryer, Microwave
Heating	Forced Air
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Windows	Window Coverings
Roof	Rubber
Construction	Wood/Frame, Brick/Brick Veneer, Other, Concrete

School Information

District	Denver 1
Elementary	Greenlee
Middle	Compass Academy
High	West

Additional Information

Days on Market	183
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Listing Details

Listing Office	Compass - Denver
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