

\$414,900 - 1701 W 50th Ave, Denver

MLS® #9882815

\$414,900

2 Bedroom, 1.00 Bathroom, 719 sqft

Residential on 0.14 Acres

Chaffee Park Heights, Denver, CO

****Eligible for special financing - 1% down, NO PRIVATE MORTGAGE INSURANCE, flexible credit rate and up to \$5000 GRANT available. Contact preferred lender Robin McGlone at Select Lending (303-378-5973) and ask about her Community Plus Lending program.**** This is a perfect property for a first-time home buyer to get into the market with NO HOA and a large outdoor space!

Great location on a LARGE corner lot, this cute two-bedroom, one-bath home is move-in ready for primary ownership or investors. With zoning allowing for an Accessory Dwelling Unit, this property offers significant upside to build an income ADU or guest suite. The smart layout makes the most of its 719 sf with seamless indoor-outdoor flow to a large backyard, covered patio and space for a fire pit or future ADU.

Light and bright with large windows and hardwood flooring, it's the perfect starter home or rental near Regis. A small mudroom area by the back door contains your almost-new full-size washer and dryer. Enjoy summer evenings on the covered back patio (patio furniture and gas grill included) while your two or four-legged friends play in the large, fenced backyard with huge shade and climbing tree. The oversized one-car garage provides plenty of storage for your Colorado gear plus one car. With all new copper and pex plumbing, plus a newer roof, furnace and evaporative cooler, this home offers peace-of-mind in a location



just minutes from Zuni Park, Regis University, Rocky Mountain Lake Park and vibrant hotspots like Sunnyside, LoHi, RiNo and Tennyson Street. Jump onto I-70 for convenient access to the mountains or a short trip downtown.

Built in 1947

Essential Information

MLS® #	9882815
Price	\$414,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	719
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Residential-Detached
Style	Ranch
Status	Active

Community Information

Address	1701 W 50th Ave
Area	Denver
Subdivision	Chaffee Park Heights
City	Denver
County	Denver
State	CO
Zip Code	80221

Amenities

Utilities	Natural Gas Available, Electricity Available, Cable Available
Parking	Oversized
# of Garages	1
Garages	Detached

Interior

Appliances	Self Cleaning Oven, Refrigerator, Washer, Dryer, Microwave, Disposal
Heating	Forced Air
Cooling	Evaporative Cooling
# of Stories	1
Stories	One

Exterior

Exterior Features	Gas Grill
Lot Description	Gutters, Corner Lot, Level
Windows	Double Pane Windows
Roof	Composition
Construction	Wood/Frame, Vinyl Siding

School Information

District	Denver 1
Elementary	Beach Court
Middle	Strive Sunnyside
High	North

Additional Information

Days on Market	210
Zoning	E-SU-B

Listing Details

Listing Office	Madison & Company Properties
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