

# \$1,050,000 - 2442 Champa Street, Denver

MLS® #3531721 BY COLORADO Listing Office: Coldwell Banker Global Luxury Denver

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**\$1,050,000**

3 Bedroom, 5.00 Bathroom, 2,364 sqft  
Residential on 0 Acres

Curtis Park, Denver, CO

A Truly Unique Luxury Brownstone in Curtis Park

This one-of-a-kind, four-story end-unit brownstone is an urban masterpiece, perfectly located in the heart of Curtis Park, just minutes from downtown Denver, Coors Field, and the vibrant RiNo district. Step inside to be greeted by soaring 30-foot-high ceilings, natural oak floors, and a custom-designed chandelier in the entryway. A few steps down, you'll find a versatile non-conforming third bedroom or home office, complete with an ensuite 3/4 bath, hardwood floors, a glass-tiled fireplace, and a private entrance to the front patio. The property features two private garages: a secure alley-access garage and an underground garage with direct access to the home. The main living level is a true showstopper, boasting a gourmet kitchen with a large island, high-end stainless-steel appliances, a wine fridge, ample cabinetry, and a spacious pantry. The adjacent deck is plumbed for year-round gas grilling, while the dining room, adorned with designer lighting, easily accommodates a large table. The living room is perfect for entertaining, showcasing a floor-to-ceiling tiled gas fireplace. Upstairs, you'll find two spacious bedrooms, both with ensuite baths. The primary suite is a retreat of its own, featuring abundant natural light, a granite-finished ensuite, and a walk-in closet. The secondary bedroom impresses with a full-length windows and upscale finishes. The crowning jewel of this residence is the rooftop



level, a stunning entertainment or media space with a full glass, remote-controlled garage door that opens to a private deck. Enjoy expansive views of the Rocky Mountains, cityscapes, and Rockies fireworks, complete with a wet bar equipped with a wine fridge and dishwasher and a 3/4 bath. With over \$100K in recent upgrades, this extraordinary home is a true masterpiece, blending luxury, style, and convenience seamlessly. Furniture is negotiable as the pieces were specifically curated for the home.

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**Listing Courtesy of Coldwell Banker Global  
Luxury Denver**

Built in 2007

**Essential Information**

MLS® #	3531721
Price	\$1,050,000
Bedrooms	3
Bathrooms	5.00
Full Baths	1
Half Baths	1
Square Footage	2,364
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Active

**Community Information**

Address	2442 Champa Street
Subdivision	Curtis Park
City	Denver
County	Denver
State	CO
Zip Code	80205

## Amenities

Amenities	Garden Area, Gated
Utilities	Cable Available, Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Available
Parking Spaces	2
Parking	220 Volts, Dry Walled, Smart Garage Door
# of Garages	2
View	City, Mountain(s)

## Interior

Interior Features	Audio/Video Controls, Entrance Foyer, Five Piece Bath, Granite Counters, High Ceilings, High Speed Internet, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Smart Light(s), Smart Thermostat, Smoke Free, Sound System, Walk-In Closet(s), Wet Bar, Wired for Data
Appliances	Bar Fridge, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Microwave, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas, Living Room
Stories	Three Or More

## Exterior

Exterior Features	Balcony, Gas Grill, Gas Valve, Lighting
Windows	Double Pane Windows, Window Coverings
Roof	Membrane
Foundation	Concrete Perimeter

## School Information

District	Denver 1
Elementary	Whittier E-8
Middle	Morey
High	East

## Additional Information

Date Listed	March 28th, 2025
Zoning	G-MU-3

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