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

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

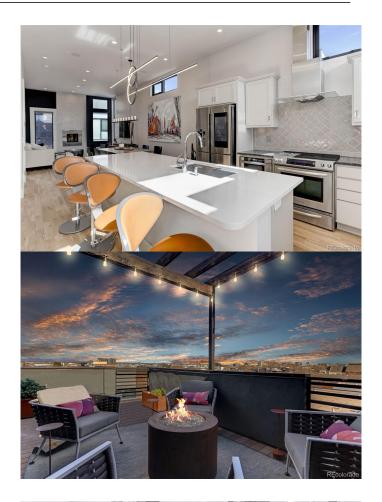
\$1,050,000

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 where specifically curated for the home.

RE COLORGO

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

RE COLORADO

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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