

# \$779,000 - 3424 N Marion Street, Denver

MLS® #3639346 RE COLORADO Listing Office: Brokers Guild Real Estate

**\$779,000**

5 Bedroom, 3.00 Bathroom, 2,254 sqft  
Residential on 0 Acres

Cole, Denver, CO

This beautiful home blends timeless Victorian charm with modern convenience. Recently painted with exposed brickwork and an abundance of natural light, the space feels warm and inviting, ideal for both relaxing and entertaining. The open floor plan connects the sitting room, den, dining room, and kitchen, creating a seamless flow throughout. A bonus room on the main floor is perfect for a bedroom or office. The kitchen includes a pantry for added storage, while upstairs you'll find four spacious bedrooms, including a private main bath. Step outside to the private yard featuring a newer deck, perfect for outdoor gatherings, along with a two-car garage. The wraparound front porch offers a serene spot to enjoy your morning coffee or tea, adding to the home's inviting charm. Located in the historic Cole neighborhood, this home is just steps from the vibrant RiNo Art District and within one mile of over 50 restaurants, cafes, bars, and pubs. Enjoy easy access to City Park, the Denver Central Market, and Zeppelin Station, all nearby. Natural Grocers is just around the corner along with Denver Language School and other excellent schools. For commuters, the light rail station at 38th & Blake offers quick access to DIA and downtown Denver, making travel a breeze. With a walker's paradise location and all the conveniences of city living, this home is truly a gem. Don't miss the chance to make it yours!



## **Listing Courtesy of Brokers Guild Real Estate**

Built in 1894

### **Essential Information**

MLS® #	3639346
Price	\$779,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,254
Acres	0.11
Year Built	1894
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Active

### **Community Information**

Address	3424 N Marion Street
Subdivision	Cole
City	Denver
County	Denver
State	CO
Zip Code	80205

### **Amenities**

Utilities	Cable Available, Electricity Available, Electricity Connected, Internet Access (Wired), Phone Available
Parking Spaces	2
# of Garages	2
View	City, Mountain(s)

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Open Floorplan, Pantry, Smoke Free, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator
Heating	Radiant

Cooling	Central Air, Evaporative Cooling
Stories	Two

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Level, Near Public Transit
Windows	Bay Window(s), Window Coverings
Roof	Unknown

## School Information

District	Denver 1
Elementary	Cole Arts And Science Academy
Middle	Whittier E-8
High	Manual

## Additional Information

Date Listed	March 15th, 2025
Zoning	U-SU-A1

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