

# \$738,000 - 1256 Xavier Street, Denver

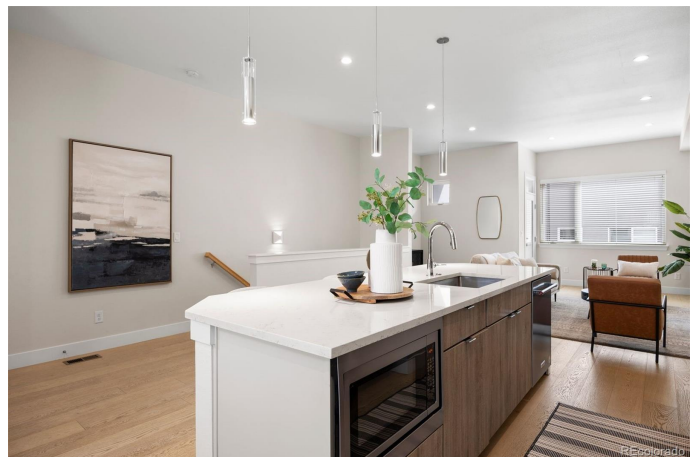
MLS® #3923279 Listing Office: LIV Sotheby's International Realty

## \$738,000

3 Bedroom, 3.00 Bathroom, 1,904 sqft  
Residential on 0 Acres

West Colfax, Denver, CO

Immaculate, move-in ready townhome offers wide plank wood floors, contemporary finishes and one of the best layouts in the area! With 3 bedrooms, 3 bathrooms and a RARE 2-CAR ATTACHED GARAGE, this home provides both functionality and style. A spacious main level showcases the kitchen with stainless appliances, large island, pantry, dining area and an oversized family room with extra space for a reading nook, bookshelves or extra seating. The primary suite, on the upper level, offers a generously sized bedroom walk-in closet and stunning ensuite bathroom. A secondary bedroom, full hallway bath, as well as a dedicated laundry room with washer and dryer, complete the upper level. Newly installed carpet (April 2025) in upper level bedrooms and stairwell. The third bedroom, currently staged as an office, has a walk-in closet and ensuite bathroom, would also make an ideal guest suite. Enjoy mountain views from the expansive rooftop deck (fire pit can stay) ideal for entertaining or relaxing (hose bib and gas line already installed.) Abundant storage throughout this home! Smart doorbell, security camera and thermostat. No HOA -- Party Wall Agreement in place. Property management company maintains the property -- fees are currently \$106 per month, which includes coverage for snow removal, landscaping, seasonal sprinkler maintenance for shared areas, and more. Maintenance free living! Short walk to the light rail, Dry Gulch trail, Sloan's Lake, and Edgewater



marketplace, with easy access to the Colorado mountains for weekend getaways. This one checks all the boxes!

RE COLORADO

**Listing Courtesy of LIV Sotheby's International Realty**

Built in 2021

**Essential Information**

MLS® #	3923279
Price	\$738,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,904
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Townhouse
Style	Urban Contemporary
Status	Active

**Community Information**

Address	1256 Xavier Street
Subdivision	West Colfax
City	Denver
County	Denver
State	CO
Zip Code	80204

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Dry Walled
# of Garages	2
View	City, Meadow, Mountain(s)

**Interior**

Interior Features	Eat-in Kitchen, Entrance Foyer, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Smart Thermostat, Smoke Free, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Oven, Range, Range Hood, Refrigerator, Self Cleaning Oven, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Stories	Three Or More

## Exterior

Exterior Features	Balcony, Lighting, Rain Gutters
Lot Description	Landscaped, Near Public Transit
Windows	Double Pane Windows, Window Coverings
Roof	Membrane
Foundation	Slab

## School Information

District	Denver 1
Elementary	Colfax
Middle	Strive Lake
High	North

## Additional Information

Date Listed	April 8th, 2025
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