

\$695,000 - 3527 W 44th Avenue, Denver

MLS® #4093466 REALTOR Listing Office: Wisdom Real Estate

\$695,000

3 Bedroom, 2.00 Bathroom, 1,789 sqft
Residential on 0 Acres

Berkeley, Denver, CO

Welcome to this charming 3-bedroom/2-bathroom brick bungalow located in one of Denver's most sought-after neighborhoods—Berkeley! This well-maintained home features new interior paint, recently refinished hardwood floors on the main level, and brand-new carpet in the basement, offering a fresh and inviting feel throughout. The main floor features a cozy living room with a wood-burning fireplace, kitchen with stainless steel appliances and granite countertops, and two bright bedrooms with a full bathroom. Downstairs, the basement includes a spacious family room, third bedroom (non-conforming), full bath, and plenty of storage space. Enjoy Colorado's sunshine in the fenced backyard, or relax on the large enclosed front porch. A detached 1-car garage provides convenience and extra storage. This home is perfectly positioned in one of Denver's most vibrant and convenient neighborhoods. Just steps from beloved local hotspots like The Ginger Pig, Tocabe, The Rum Room, and Billy's Inn, you'll find flavor and fun right outside your door. Daily essentials are just as close, with Safeway and Anytime Fitness only a block away. Take a leisurely stroll to Tennyson Street, just half a mile from home, where an eclectic mix of restaurants, bars, boutiques, and coffee shops awaits. Outdoor lovers will appreciate the short walk to Rocky Mountain Lake Park—featuring open green space, sports courts, and scenic bike paths. Plus,



you're just around the corner from Regis University and Arboretum. With quick access to I-70 and Downtown Denver, commuting is a breeze. This home has it allâ€”location, charm, and move-in ready comfort. Welcome to Berkeley!

RECOLORADO

Listing Courtesy of Wisdom Real Estate

Built in 1925

Essential Information

MLS® #	4093466
Price	\$695,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,789
Acres	0.12
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Active

Community Information

Address	3527 W 44th Avenue
Subdivision	Berkeley
City	Denver
County	Denver
State	CO
Zip Code	80211

Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available
Parking Spaces	1
Parking	Concrete
# of Garages	1

Interior

Interior Features	Granite Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Stories	One

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Level, Near Public Transit
Windows	Double Pane Windows
Roof	Composition

School Information

District	Denver 1
Elementary	Centennial
Middle	Skinner
High	North

Additional Information

Date Listed	April 7th, 2025
Zoning	U-SU-C



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