

# \$1,890,000 - 2540 Forest Street, Denver

MLS® #5478913 Listing Office: BANYAN REAL ESTATE LLC

**\$1,890,000**

4 Bedroom, 3.00 Bathroom, 3,405 sqft  
Residential on 0 Acres

Strayers Park Place, Denver, CO

Nestled in the heart of Denver's historic Park Hill neighborhood, this 1934 two-story brick home exudes timeless elegance. From its classic architectural details to its warm and inviting ambiance, every corner tells a story.

Added value comes with the nearly complete detached ADU and a subdividable 12,500 sq ft lot. With the home positioned to one side, the lot can be legally split to create another build site while keeping the existing residence. See photos for a site plan showing the proposed division, which has received preliminary verbal approval from the City of Denver. Or, keep the quadruple lot intact and enjoy your own small urban park! Marketable double lot sells in the \$400-450K range.

Enhancing versatility, the ADU above the detached two-car garage is perfect to complete as a rental, mother-in-law suite, home office, gym, or studio. What would you make it?

Living at 2540 Forest Street means immersing yourself in one of Denver's most cherished communities. Park Hill is renowned for tree-lined streets, historic homes, and vibrant community spirit. Residents enjoy proximity to the newly acquired Park Hill Golf Course—now Denver's fourth-largest park—offering expansive green spaces for recreation.



Nearby attractions include the Denver Zoo, Museum of Nature and Science, and a diverse array of local eateries, caf  s, and boutique shops, all within walking distance. The area also boasts reputable schools, making it ideal for families.

Roof and furnace were recently serviced and certified. The home has both central Air Conditioning and an Evaporative Cooler... you choose cooling source!

2540 Forest Street is more than just a residence; it's a rare chance to own a piece of Denver's history while enjoying modern amenities and unmatched potential. Whether you're seeking a forever home with character and an amazing yard or an investment with promising returns, this property offers location, charm, and opportunity.

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**Listing Courtesy of BANYAN REAL ESTATE LLC**

Built in 1934

**Essential Information**

MLS� #	5478913
Price	\$1,890,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,405
Acres	0.29
Year Built	1934
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Pending

**Community Information**

Address	2540 Forest Street
Subdivision	Strayers Park Place
City	Denver
County	Denver
State	CO
Zip Code	80207

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	220 Volts, Exterior Access Door, Oversized
# of Garages	2

### **Interior**

Interior Features	Eat-in Kitchen, Entrance Foyer, Five Piece Bath, High Ceilings, In-Law Floor Plan, Jet Action Tub, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Smoke Free, Solid Surface Counters, Utility Sink, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Double Oven, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Baseboard, Forced Air, Natural Gas
Cooling	Central Air, Evaporative Cooling
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Level
Roof	Composition

### **School Information**

District	Denver 1
Elementary	Park Hill
Middle	Mcauliffe Manual
High	East

### **Additional Information**

Date Listed	March 14th, 2025
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Zoning

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