

# \$550,000 - 8408 W 52nd Avenue, Arvada

MLS® #5676551 RE COLORADO Listing Office: LIV Sotheby's International Realty

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**\$550,000**

2 Bedroom, 3.00 Bathroom, 1,267 sqft  
Residential on 0 Acres

Olde Town Arvada, Olde Town, Arvada, CO

New townhomes in prime location near Olde Town Arvada and less than a half mile to dozens of restaurants, breweries, and boutiques. West Carr Townhomes consists of 20 residences with three different floorplans to suite your lifestyle. This home offers two bedrooms, 3 baths, and a 2 car attached garage. The main floor features an open kitchen with a center island, gas cooktop, great cabinet storage and open living and dining area. The private balcony off of the living area looks directly over a picturesque neighborhood park. The upper level offers a primary suite with large, walk-in closet and four piece bath and a second guest suite and full bath. Standard finishes include custom cabinetry, quartz countertops, chrome plumbing fixtures and hardware and LVT flooring. Park your vehicle and store your toys in the attached garage with plenty of room for storage. This home qualifies for the community reinvestment act providing 1.75% of the loan amount as a credit towards buyer's closing costs, pre-pays and discount points. Contact listing agent for more details. Photos are of the model unit in the complex. Expected completion is late spring.

RE COLORADO

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

Built in 2025

**Essential Information**



MLS® #	5676551
Price	\$550,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,267
Acres	0.02
Year Built	2025
Type	Residential
Sub-Type	Townhouse
Status	Active

### Community Information

Address	8408 W 52nd Avenue
Subdivision	Olde Town Arvada, Olde Town
City	Arvada
County	Jefferson
State	CO
Zip Code	80002

### Amenities

Parking Spaces	2
Parking	Dry Walled
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Primary Suite, Quartz Counters, Walk-In Closet(s)
Appliances	Cooktop, Dishwasher, Disposal, Self Cleaning Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Stories	Three Or More

### Exterior

Exterior Features	Balcony
Roof	Composition

### School Information

District	Jefferson County R-1
Elementary	Lawrence
Middle	Arvada K-8
High	Arvada

**Additional Information**

Date Listed                      February 26th, 2025

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