

# \$420,000 - 6495 E Happy Canyon Road 22, Denver

MLS® #6023373 RECOLORADO Listing Office: Novella Real Estate

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## \$420,000

3 Bedroom, 2.00 Bathroom, 1,444 sqft  
Residential on 0 Acres

Canyon Club, Denver, CO

Exceptional single story 3 bedroom, 2 bathroom home in desirable Southmoor Park Denver location! Fully remodeled in 2017 this low maintenance condo lives like a townhome with no-one above or below you and includes your own private fenced patio area. As you step inside you're greeted with the light & bright great room featuring vaulted ceiling with exposed beam, wood flooring, skylights & fireplace. The spacious eat-in kitchen features newer soft close cabinetry; solid stone counters with undermount sink; glass subway tile backsplash; Kitchenaid appliance suite including convection microwave & warming drawer; & a stylish built-in pantry area featuring live edge shelving. Convenient in-unit laundry with full size washer & dryer included! Step out to your private fenced patio area with extended deck. The primary suite offers a spacious bedroom, walk-in closet & remodeled ensuite bathroom featuring solar tube. Down the hall is a generously sized 2nd bedroom, 3rd bedroom or office space & a remodeled hall bathroom with large walk-in shower & solar tube. The remodel of this unit in 2017 included all new flooring, kitchen, bathrooms, doors, fixtures, windows, electric panel upgraded with surge protector & more! Prime location near I25, 225 & less than a mile from 2 light rail stations servicing numerous light rail lines. Located within minutes of DTC, Landmark, Park Meadows & Cherry Creek provides you with endless shopping, dining & entertainment options. Canyon Club Condos



offers amenities such as a fitness center, pool, clubhouse, game room, and outdoor/yard game area with a bocce court, horseshoe pit, and more. Please note several photos are virtually staged to help visualize the space.

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**Listing Courtesy of Novella Real Estate**

Built in 1969

**Essential Information**

MLS® #	6023373
Price	\$420,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,444
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Condominium
Status	Pending

**Community Information**

Address	6495 E Happy Canyon Road 22
Subdivision	Canyon Club
City	Denver
County	Denver
State	CO
Zip Code	80237

**Amenities**

Amenities	Clubhouse, Fitness Center, Pool
Parking Spaces	1

**Interior**

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, High Ceilings, No Stairs, Open Floorplan
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Warming Drawer, Washer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
Stories	One

## Exterior

Exterior Features	Private Yard
Lot Description	Near Public Transit
Windows	Skylight(s)
Roof	Composition

## School Information

District	Denver 1
Elementary	Southmoor
Middle	Hamilton
High	Thomas Jefferson

## Additional Information

Date Listed	March 26th, 2025
Zoning	R-4

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