

# \$975,000 - 2253 Columbine Avenue, Boulder

MLS® #8762955 RE COLORADO Listing Office: RE/MAX of Boulder

## \$975,000

3 Bedroom, 2.00 Bathroom, 1,088 sqft  
Residential on 0 Acres

Interurban Park, Boulder, CO

Charming Lower Chautauqua ranch-style bungalow just across the street from CU Boulder. This 3-bedroom, 2-bathroom home offers single-level living with abundant natural light throughout and a cozy living room fireplace which provides the perfect spot to relax on chilly winter evenings. Outside, the spacious front and back yards offer plenty of room to enjoy the Colorado sunshine, garden, or entertain. An attached 2-car garage provides ample parking and storage. With close proximity to CU Boulder, NIST, the Boulder Bike Path, and trails, this location is outstanding! Because it's near public transportation, you can get around Boulder car-free if you choose. This home has been a successful student rental with its prime location. Investors, CU Parents and those who enjoy this highly coveted neighborhood, don't miss your chance to make this home your own! Currently leased through August 5, 2025 at \$4,500 per month. All measurements to be verified by buyers.

RE COLORADO

**Listing Courtesy of RE/MAX of Boulder**

Built in 1951

## Essential Information

MLS® #	8762955
Price	\$975,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.16
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

## Community Information

Address	2253 Columbine Avenue
Subdivision	Interurban Park
City	Boulder
County	Boulder
State	CO
Zip Code	80302

## Amenities

Utilities	Cable Available
Parking Spaces	2
# of Garages	2

## Interior

Heating	Active Solar, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
Stories	One

## Exterior

Roof	Composition
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## School Information

District	Boulder Valley RE 2
Elementary	Creekside
Middle	Manhattan
High	Boulder

## Additional Information

Date Listed February 6th, 2025

Zoning Residential

RECOLORADO®

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