

# \$385,000 - 2616 Utica Street, Denver

MLS® #8819197 8z REAL ESTATE Listing Office: 8z Real Estate

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## \$385,000

2 Bedroom, 1.00 Bathroom, 611 sqft  
Residential on 0 Acres

Sloans Lake, Denver, CO

\$5,000 Seller concessions! Amazing lender incentives! Live across from Sloan's Lake-where city energy meets natural beauty. Your gateway to one of Denver's most coveted neighborhoods has never looked better! Step into a rare opportunity to own this charming 2-bedroom, 1-bathroom townhome-style condo directly across from Sloan's Lake, where you can enjoy shimmering lake views right from your front door. Ideal for first-time buyers, those looking to downsize, investors etc seeking location-driven appeal, this home delivers lifestyle, convenience, & value. Tucked inside an enclave of single-story residences, this community is rich with character-featuring tree-lined courtyards, lilacs, irises, gardens, & a warm, neighborly vibe. A detached garage with storage, plus on-site laundry & plentiful street parking, add everyday ease. Buyer may be able to add washer/dryer hookups in unit with HOA approval! Inside, the home is a harmonious blend of classic charm & modern updates. Original hardwood floors gleam under natural light from large windows. The kitchen is equipped with stainless steel appliances, including a dishwasher (rare for these units), & a gas stove-perfect for home chefs. A new electrical panel, interior paint, & recent HOA improvements include a new roof, sidewalks & exterior paint. HOA covers everything but electricity! Sip your morning coffee on the east-facing back patio or wind down with a sunset view from the west-facing front porch.



This is Colorado living at its best. Situated just steps from tennis courts, trails, & recreation. Mere minutes from vibrant Edgewater, Highland Square, Berkeley/Tennyson, West Colfax & LoHi. Whether itâ€™s brunch, breweries, boutiques, or biking-everything is at your fingertips. Low-maintenance, high-reward & inviting. This home isnâ€™t just a place to live; itâ€™s a lifestyle. Make it yours!

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Listing Courtesy of 8z Real Estate

Built in 1943

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 8819197     |
| Price          | \$385,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 611         |
| Acres          | 0.00        |
| Year Built     | 1943        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2616 Utica Street |
| Subdivision | Sloans Lake       |
| City        | Denver            |
| County      | Denver            |
| State       | CO                |
| Zip Code    | 80212             |

Amenities

|                |  |
|----------------|--|
| Amenities      | Bike Storage, Coin Laundry, Garden Area, Laundry, Park, Parking, Storage |
| Utilities      | Cable Available, Electricity Connected                                   |
| Parking Spaces | 1  |

|              |                              |
|--------------|------------------------------|
| Parking      | Concrete, Oversized, Storage |
| # of Garages | 1                            |
| View         | Lake, Mountain(s)            |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Butcher Counters, Ceiling Fan(s), Eat-in Kitchen, Tile Counters |
| Appliances        | Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator  |
| Heating           | Hot Water, Radiant  |
| Cooling           | None  |
| Stories           | One   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue, Garden, Gas Grill, Lighting      |
| Lot Description   | Greenbelt, Landscaped, Near Public Transit |
| Windows           | Double Pane Windows                        |
| Roof              | Composition, Membrane                      |

## School Information

|            |                  |
|------------|------------------|
| District   | Denver 1         |
| Elementary | Brown            |
| Middle     | Strive Sunnyside |
| High       | North            |

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 11th, 2025 |
| Zoning      | U-SU-C         |

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