

\$700,000 - 3050 N Marion Street, Denver

MLS® #8876945 RECOLORADO Listing Office: USAJ REALTY

\$700,000

3 Bedroom, 2.00 Bathroom, 1,275 sqft
Residential on 0 Acres

Downings, Denver, CO

35K PRICE REDUCTION - THIS HOME IS PRICED TO SELL! Classic charm meets modern style in this BEAUTIFULLY UPDATED 1886 Victorian gem. From the moment you arrive, youâ€™ll be drawn in by the curb appeal and cozy front porch. Inside, tall ceilings and abundant natural light create an airy, welcoming feel. Fresh neutral paint, updated light fixtures, recessed lighting, and brand-new wide-plank engineered wood floors add a stylish, modern touch throughout. Youâ€™ll love the seamlessly flowing living and dining area, anchored by a decorative fireplace with a brand-new surround and mantelâ€”adding warmth and character to the heart of the home. The renovated kitchen is both beautiful and functional, featuring stainless steel appliances, quartz countertops, a tile backsplash, center island with barstool seating, custom wood shelving, and a convenient pantry for extra storage. Just off the kitchen, a versatile den offers the perfect space for a home office, playroom, or creative studio. The main level also includes two bedrooms, a full bathroom, and a generously sized laundry room. Upstairs, you'll find a private primary retreat that spans the entire second floor. This generously sized suite fits a king bed, ensuite bathroom with a new sleek vanity, three closets, and plenty of room to unwind. Step outside to the backyard and you will find a great space for entertaining featuring an open patio and low maintenance artificial turf with a storage shed. PLUS! This home is



completely move-in ready with recent upgrades, including a newer fence, new gutters, and a new roof with Class 4 hail-resistant shingles to help lower your homeowners insurance and includes a transferable warranty. All of this in an unbeatable location just one block from the D Line for an easy downtown commute, two blocks from Curtis Park, and a short bike ride to City Park. Youâ€™ll be steps away from the vibrant dining, nightlife, and entertainment scenes of Five Points, RiNo, and LoDo.

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Listing Courtesy of USAJ REALTY

Built in 1886

Essential Information

MLS® #	8876945
Price	\$700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,275
Acres	0.07
Year Built	1886
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Pending

Community Information

Address	3050 N Marion Street
Subdivision	Downings
City	Denver
County	Denver
State	CO
Zip Code	80205

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	2
Parking	Concrete

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, High Ceilings, High Speed Internet, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Landscaped, Level, Near Public Transit
Windows	Double Pane Windows, Window Coverings
Roof	Composition

School Information

District	Denver 1
Elementary	Whittier E-8
Middle	DSST: Cole
High	Manual

Additional Information

Date Listed	April 10th, 2025
Zoning	U-SU-B1

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