

\$2,095 - 180 S Xavier Street, Denver

MLS® #9058593

Listing Office: Evolve Real Estate & Property Management, LLC

\$2,095

2 Bedroom, 1.00 Bathroom, 733 sqft

Residential Lease on 0 Acres

Alameda Hills, Denver, CO

Evolve Real Estate: Charming Ranch-Style Home in Denver, 10 Minutes from Downtown! Available July 1st. Welcome to this beautifully renovated gem in Barnum! Ideally located near 6th Avenue, I-25, and Downtown Denver, this home offers unparalleled convenience. Every inch of this charming two-bedroom, one-bathroom retreat has been thoughtfully upgraded with top-of-the-line finishes. The entire house boasts brand new flooring and has been freshly painted, adding to its immaculate appeal. Enjoy the brand new appliances, including a washer and dryer, stylish flooring, elegant tile, and modern fixtures throughout. The large, spacious backyard is perfect for entertaining guests or letting the dogs run wild, complete with a handy shed for additional storage. Attention to detail is evident in every corner, and you'll love the proximity to nearby parks and restaurants. Don't miss your chance to call this exceptional home yours! Pets are considered with an additional pet rent of \$35 and a \$300 deposit. Two dogs maximum, only full-grown animals. To schedule a showing please email or text. To view more of our listings, please visit www.evolvedenver.com. Video Walkthrough: <https://www.facebook.com/watch?v=835602938431308> Applicant has the right to provide Evolve Real Estate and Property Management with a Portable Tenant Screening Report (PTSR) that is not more than 30 days old, as defined in Â§ 38-12-902(2.5), Colorado Revised Statutes; and 2) if applicant



provides Evolve Real Estate and Property Management with a PTSR, Evolve Real Estate and Property Management is prohibited from:

- a) charging Applicant a rental application fee;
- or b) charging Applicant a fee for Evolve Real Estate and Property Management to access or use the PTSR.

RE COLORADO

Listing Courtesy of Evolve Real Estate & Property Management, LLC

Built in 1954

Essential Information

MLS® #	9058593
Price	\$2,095
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	733
Acres	0.00
Year Built	1954
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	180 S Xavier Street
Subdivision	Alameda Hills
City	Denver
County	Denver
State	CO
Zip Code	80219

Amenities

Parking Spaces	2
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Interior

Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Oven, Refrigerator, Washer
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Heating	Forced Air
Cooling	Evaporative Cooling
Stories	One

School Information

District	Denver 1
Elementary	Knapp
Middle	Strive Westwood
High	Southwest Early College

Additional Information

Date Listed	May 2nd, 2025
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