

\$550,000 - 4100 Shaw Boulevard, Westminster

MLS® #9219937 BY COLORADO Listing Office: Good Neighbor LLC

\$550,000

4 Bedroom, 3.00 Bathroom, 2,378 sqft
Residential on 0 Acres

Shaw Heights, Westminster, CO

Rare Mid-Mod Ranch â€” Perfect for Primary Living, House Hack, or Multi-Generational Living. So many important investments have been made on this home including a brand new sewer line, furnace, AC and tankless water heater all replaced since 2021.

Located in sunny Westminster, this spacious and versatile mid-century modern home offers a rare 4-bedroom, 3-bath layoutâ€”including a true primary suite with a private full bath. Unlike the more common 4-bedroom, 2-bath homes in the area, youâ€™™ll enjoy three spacious bedrooms and two bathrooms upstairs, plus a full basement-level apartment.

The lower level has been converted into a fully functional apartment with its own private lock-off entrance through the garage. It features a large bedroom, full bath, full kitchenette, and a massive living/game room with a cozy fireplace. Whether used for multi-generational living, rental income on sites like Airbnb or VRBO, or as guest quarters, the space is extremely valuable and versatile. The current owners successfully operated it as a short-term rental while enjoying the upper level, which offered a full kitchen, two bathrooms, a guest room, and a dedicated home officeâ€”without compromise.

Outside, enjoy a mature, shaded backyard complete with a custom bocce ball courtâ€”ideal for entertaining or standing out in



the short term rental market. Additional updates include the installation of a full kitchenette and other thoughtful enhancements throughout. Enclosed one car garage plus attached carport.

This location offers unbeatable convenience: just 15 minutes to Downtown Denver, 25 minutes to Boulder, and close to major highways, RTD transit, and the Westminster Station B-Line rail. Nearby attractions include Downtown Westminster with Alamo Drafthouse, Origin Hotel, excellent dining options, the Butterfly Pavilion, Standley Lake, and miles of parks and trails.

This home offers so much to the savvy buyer!

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Listing Courtesy of Good Neighbor LLC

Built in 1961

Essential Information

MLS® #	9219937
Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,378
Acres	0.19
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Pending

Community Information

Address	4100 Shaw Boulevard
Subdivision	Shaw Heights
City	Westminster

County	Adams
State	CO
Zip Code	80031

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Internet Access (Wired), Phone Available
Parking Spaces	2
Parking	Concrete
# of Garages	1

Interior

Interior Features	Eat-in Kitchen, Quartz Counters, Smart Thermostat, Smoke Free
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Landscaped, Many Trees, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows
Roof	Composition

School Information

District	Westminster Public Schools
Elementary	Flynn
Middle	Shaw Heights
High	Westminster

Additional Information

Date Listed	June 19th, 2025
Zoning	R-1-C

All information subject to change and should be independently verified.

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