

SOLID BRICK HOME WITH NEW WINDOWS and oversized 2 car garage.



323 Irving St, Denver, CO, 80219

Offered at \$495,000

This ranch home is a great mix of newer practical features, but yet retains some of its original charm. The front has an inviting deck shaded by two mature apple trees and a brand new front door. Inside, there's a spacious living room with coved ceilings and the original swirled finished texture, hard wood floors, a separate dining space plus 2 bedrooms with large closets and a full bathroom. The main level also features a BRAND NEW KITCHEN with on-trend white cabinetry and a BRAND NEW STAINLESS STEEL REFRIGERATOR, fresh paint and large windows throughout to allow lots of natural light. Other features include new basement carpet and furnace that was new in 2023. The fully fenced back yard has a large covered patio with a walkway leading to a handyman's dream: a solid brick 2 car garage with a newer garage door and plenty of room for a work bench or workshop, motorcycle or bike storage or just space for your toys. Another great feature is the sewer line that was replaced approximately 7 years ago. This home is conveniently located in the Barnum neighborhood with and you can walk half a block to SKYLINE PARK. The park has amazing views of the Downtown Denver Skyline, lots of benches for enjoying the view, pavilions and a new playground. Walk to the BARNUM REC CENTER with community pool and tons of activities. Close to 6th and I-25, you can get anywhere in the city quickly including great access to restaurants, Downtown, Empower Field, and more. This home would also make a great rental investment. Seller will consider all offers. Come take a look soon!

<https://view.spiro.media/order/ae0e5ba9-65d3-47f7-6faf-08ddc849ff42>

3 Bedrooms

2 Bathrooms

2,052 sqft

0.14 acres (lot size)

Built: 1955



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