



1044 N Lipan Street  
 Denver, CO 80204  
**COMMUNITY:** Lincoln Park

**MLS #** 1819238  
**PRICE** \$799,900



Single Family



1706 SQFT



3 Beds



2/1 Baths



2 Car



0.09 Acre



**Carla Peters**  
 303-437-0047  
 carlacpeters@comcast.net  
<https://www.BedrockRealtyInc.com/>



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# 1044 N Lipan Street, Denver, CO 80204 – Main Level



**GROSS INTERNAL AREA**  
Below Ground: 21 sq. ft, FLOOR 2: 960 sq. ft, FLOOR 3: 486 sq. ft  
EXCLUDED AREAS: CRAWL SPACE: 129 sq. ft, UNFINISHED BASEMENT: 195 sq. ft, UNDEFINED: 16 sq. ft,  
GARAGE: 361 sq. ft, PORCH: 133 sq. ft, PATIO: 322 sq. ft,  
W.I.C.: 28 sq. ft  
TOTAL: 1467 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



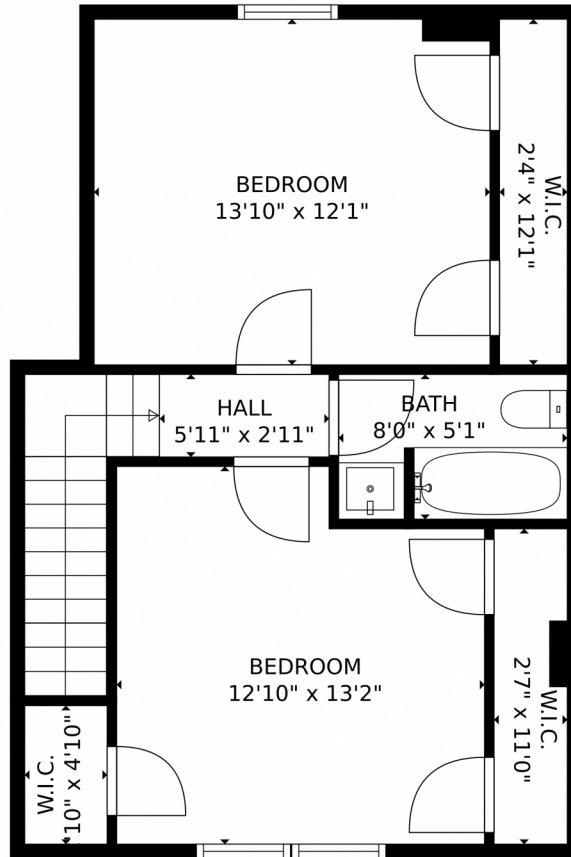
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# 1044 N Lipan Street, Denver, CO 80204 – Upper Level



GROSS INTERNAL AREA  
Below Ground: 21 sq. ft, FLOOR 2: 960 sq. ft, FLOOR 3: 486 sq. ft  
EXCLUDED AREAS: CRAWL SPACE: 129 sq. ft, UNFINISHED BASEMENT: 195 sq. ft, UNDEFINED: 16 sq. ft,  
GARAGE: 361 sq. ft, PORCH: 133 sq. ft, PATIO: 322 sq. ft,  
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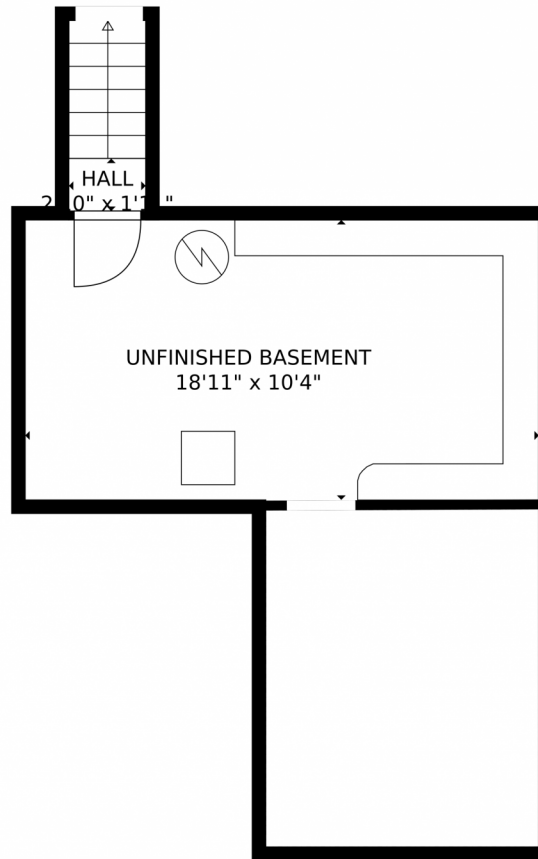
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1044 N Lipan Street, Denver, CO 80204 – Storage



GROSS INTERNAL AREA  
Below Ground: 21 sq. ft, FLOOR 2: 960 sq. ft, FLOOR 3: 486 sq. ft  
EXCLUDED AREAS: CRAWL SPACE: 129 sq. ft, UNFINISHED BASEMENT: 195 sq. ft, UNDEFINED: 16 sq. ft,  
GARAGE: 361 sq. ft, PORCH: 133 sq. ft, PATIO: 322 sq. ft,  
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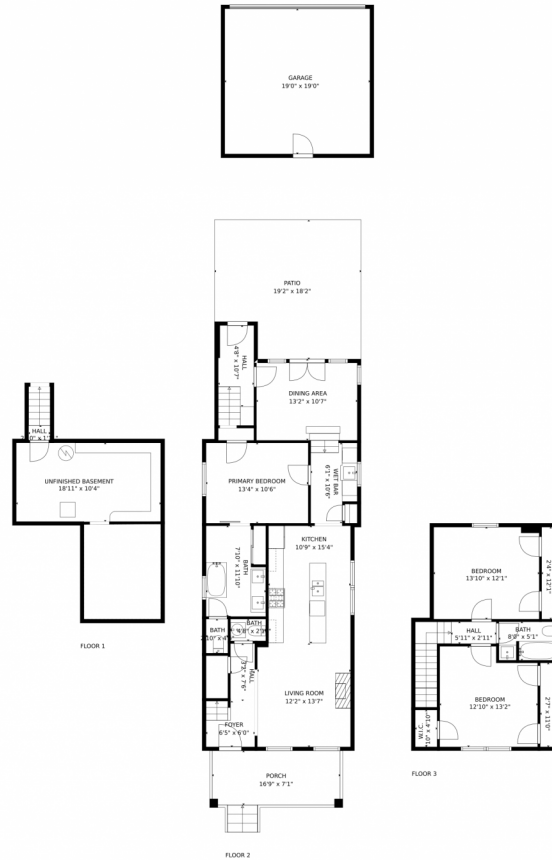


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# 1044 N Lipan Street, Denver, CO 80204 – All Levels



**GROSS INTERNAL AREA**  
Below Ground: 21 sq. ft, FLOOR 2: 960 sq. ft, FLOOR 3: 486 sq. ft  
EXCLUDED AREAS: CRAWL SPACE: 129 sq. ft, UNFINISHED BASEMENT: 195 sq. ft, UNDEFINED: 16 sq. ft,  
GARAGE: 361 sq. ft, PORCH: 133 sq. ft, PATIO: 322 sq. ft,  
W.I.C.: 28 sq. ft  
TOTAL: 1467 sq. ft  
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