



1297 Dallas Street  
 Aurora, CO 80010  
 COMMUNITY: Mabry Add

MLS # 9977027  
 PRICE \$489,900

Great Income Opportunity! Live upstairs and rent out the basement unit!



Single Family 1772 SQFT 3 Beds 3 Baths 0.16 Acre

## PROPERTY DETAILS

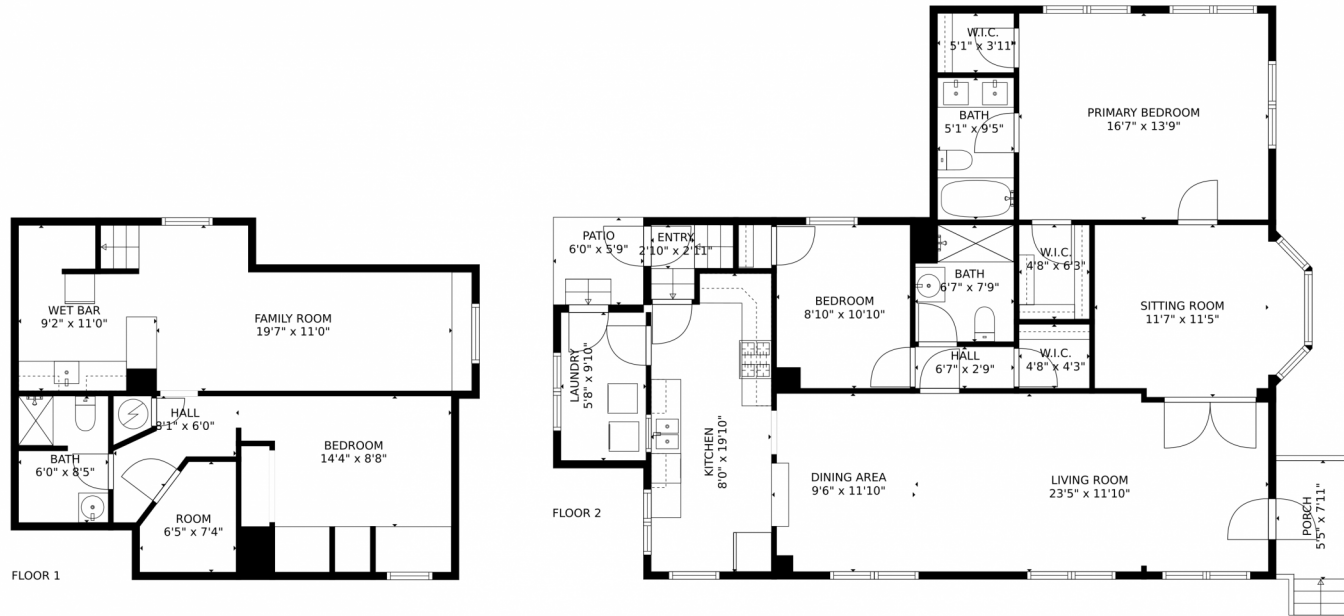
Welcome to 1297 Dallas St, a modern and income-generating home in the heart of the Mabry neighborhood! This spacious 3-bed, 3-bath home offers a luminous primary bedroom with private bathroom, a cozy second bedroom, and a versatile bonus room. The kitchen features stainless steel appliances and new flooring. The basement has a separate entrance and includes a living area, kitchenette, bathroom, and bedroom - perfect for rental income or hosting guests. Conveniently located near Lowry Park, Anschutz Medical Campus, Aurora Hills Golf Course, Town Center at Aurora, and I225. This home is not just a place to live, but also an investment in your future. Don't miss out!



**Haley Hart**  
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# 1297 Dallas Street, Aurora, CO 80010 – All floors



**TOTAL: 1876 sq. ft**  
Below Ground: 564 sq. ft, FLOOR 2: 1312 sq. ft  
EXCLUDED AREAS: ROOM: 40 sq. ft, PORCH: 51 sq. ft, PATIO: 35 sq. ft,  
EMBEDDEDWINDOW: 19 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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