



522 South Alcott Street  
 Denver, CO 80219  
**COMMUNITY:** Athmar Park

MLS # 6151249

Athmar Park SW Denver Charming Brick Tudor near Huston Lake Park



Single Family   1382 SQFT   3 Beds   2 Baths   0.15 Acre

PROPERTY DETAILS

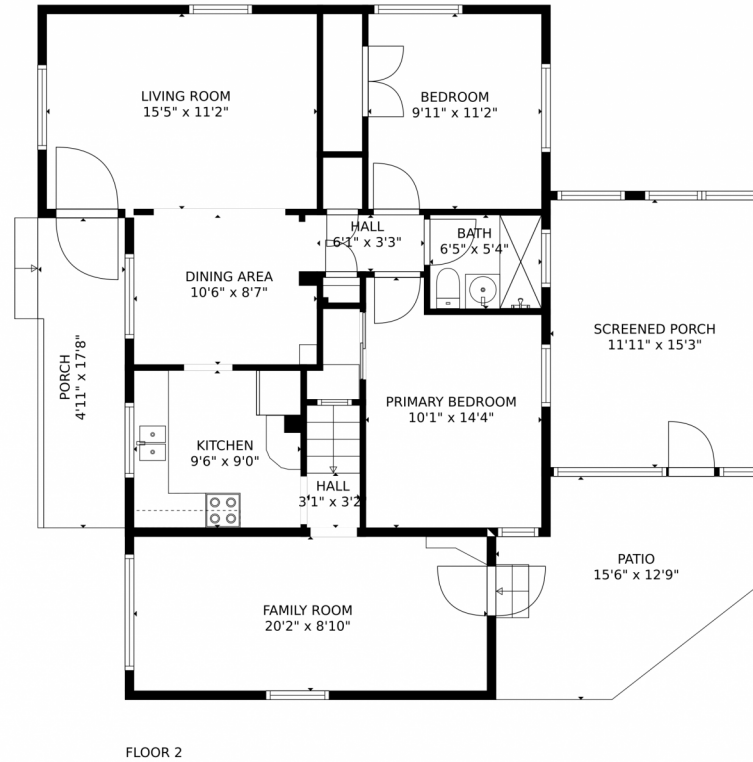
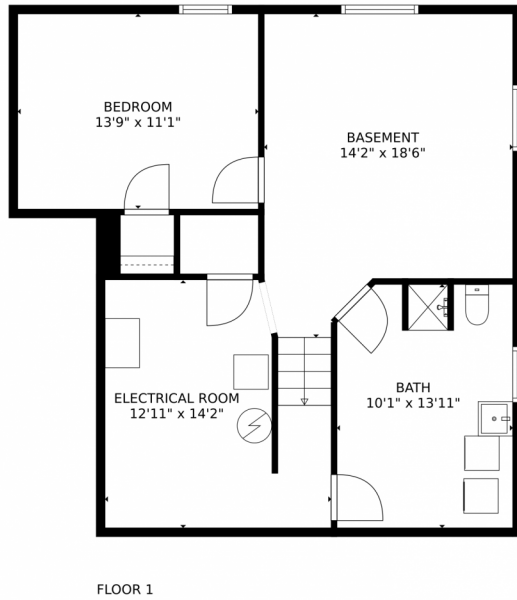
Charming and solid brick Tudor in the well-located and now vibrant Athmar Park neighborhood. Having been lovingly lived in for many years, and entirely livable now, it is being offered and priced strictly "as-is" for your TLCing or updating to fit your personal style. Hardwood floors. Newer furnace and water main. New roof and gutters. Former attached garage, with driveway still intact for off-street parking, was converted to finished living space. Plenty of room in the back yard to build a garage with alley access if desired. Basement has a large family room, plenty of storage space, and a non-conforming bedroom (no egress window) and unconventional, yet functional 3/4 bath set-up shared with the large laundry room. Minutes walk to one of Denver's hidden park gems, Huston Lake Park and to Costco! Beautifully landscaped front and large, park-like back yard. Storage shed. Enclosed patio/sun room.



**Ron Thorne**  
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# 522 South Alcott Street, Denver, CO 80219 – All Levels



**TOTAL: 1510 sq. ft**  
Below Ground: 582 sq. ft, FLOOR 2: 928 sq. ft  
EXCLUDED AREAS: ELECTRICAL ROOM: 158 sq. ft, SCREENED PORCH: 182 sq. ft, PORCH: 84 sq. ft,  
PATIO: 157 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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