



7115 East 6th Avenue Parkway

MLS # 4327529

Denver, CO 80220

COMMUNITY: Crestmoor



Single Family



1454 SQFT



3 Beds



1 Baths



2 Car



0.19 Acre

## PROPERTY DETAILS

An exceptional opportunity on Denver's iconic 6th Avenue Parkway. Lined with mature trees, historic architecture, and one of the city's most picturesque parkways, this is your chance to own in a premier Denver location at an entry-level price point. Situated on an oversized 8,200-square-foot lot, this charming home offers tremendous potential for renovation, expansion, or redevelopment. Original hardwood floors, coved ceilings, vintage details, and abundant natural light provide a solid foundation for those looking to restore and modernize a classic Denver home. The current layout features three bedrooms and one bathroom, with ample opportunity to reimagine the kitchen, add a primary suite, or create additional living space. For investors, the upside is clear. Updated homes of similar size in the area are commanding significantly higher values, making this an attractive value-add opportunity. For those seeking a larger project, the expansive lot offers the potential to build a custom luxury residence among some of Denver's most desirable homes. The location is truly unmatched. Enjoy miles of walking and biking paths along the beautiful 88-foot-wide parkway median, with Lowry, Crestmoor Park, Cherry Creek, shopping, dining, and necessary conveniences just minutes away. Recent improvements include a new furnace (2022) and full sewer line replacement to the city tap (2013). Whether you're a homeowner with a vision, a seasoned investor, or someone searching for



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the perfect site to build a dream home, this property offers a rare opportunity to create value in one of Denver's most coveted neighborhoods.



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**TOTAL: 1151 sq. ft**  
1st floor: 1151 sq. ft  
EXCLUDED AREAS: PATIO: 212 sq. ft, GARAGE: 369 sq. ft, STORAGE: 24 sq. ft,  
WALLS: 127 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



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



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