

# 2933 IRVING ST

DENVER, CO 80211 | MLS #: 3549883

**\$700,000** | 4 BEDS | 2 BATHROOMS | UNLIMITED ON-STREET PARKING + STORAGE SHED  
| 1655 SQUARE FEET



View Online: <http://2933irvingst.homeis4sale.com>  
For Instant Photos: Text 748023 To 415-877-1411

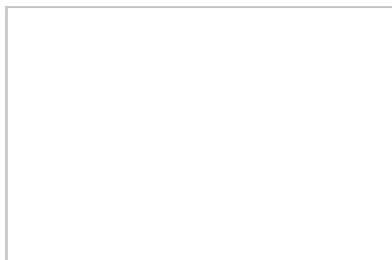
## Find Your Happy Here in this Highlands Victorian

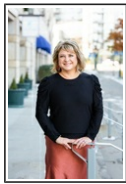
Welcome to his warm & wonderful Highlands home chock full of charm & \$100k in upgrades! Live the ultimate urban lifestyle in the Heart of it all in this 120-year old Grand Dame that's walking distance to Highlands Square & just 2 miles from Downtown Denver. Catch up with your neighbors from your front porch swing perch on the 165-sq ft covered, custom flagstone-covered front porch .

The Wi-Fi/Alexa-enabled porch light adds a sense of security. Step inside through the new hardwood front door with a sunny transom overhead to keep the main living area light & bright. Gorgeous & pristine hardwood floors extend throughout the first floor & accent the show-stopping original wooden staircase.

The large, sunny main living space is highlighted by a gas fireplace with custom mantle & surround to ward off the chill in cold Colorad...

- 77 "Very Walkable" Walkscore
- \$100k in Upgrades
- Hardwood Floors Both Up & Down, Original Wood Staircase w/Carved Newel Post
- Main Floor Bedroom or Study w/Built-In
- New Roof & Gutters - WOW!
- Period Charm Modern WiFi-Enabled Lights/Sprinklers/Thermostat
- Backyard Retreat with Patio & Flower-Draped Pergola
- Hurry to Have Your Highlands Home for the Holidays!





#### AGENT INFORMATION

**Jackie Long**  
P: (303) 520-9638  
M: (303) 520-9638  
License # 40034173  
justchoosejackie@gmail.com  
www.freshairrealestate.com



**Fresh Air Real Estate**  
4153 Green Court  
Denver, CO 80211

#### ABOUT JACKIE LONG

Why do you need some Fresh Air?

Fresh Air has sold nearly \$120 million worth of Denver-area real estate since opening its doors in 2013 working with home Buyers, Sellers & Investors. Owner & Managing Broker Jackie Long is an award-winning Realtor with 23 years' experience. "Just Choose Jackie for some Fresh Air!"

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