



3127 South Emporia Court  
 Denver, CO 80231  
 COMMUNITY: Hampden Heights

## HAMPDEN HEIGHTS GEM!



Single Family



1730 SQFT



3 Beds



2 Baths



2 Car



0.24 Acre

## PROPERTY DETAILS

Welcome to this adorable Hampden Heights East tri-level just steps from the walking path with easy access to the park, playgrounds, open spaces, baseball and soccer fields, trails that connect to nearby Cherry Creek State Park and the Highline Canal, as well as the Denver Public Library. This 3 bed/2 bath home has been lovingly maintained with updated kitchen and baths, wood floors on the main level and steps. Enjoy the oversized enclosed patio that opens to the huge yard, perfect for outdoor activities. Massive shop addition off the garage for the hobbyist and an unfinished basement for storage or future expansion. Some photos have been virtually staged to show full potential. Make this your home before it's gone!



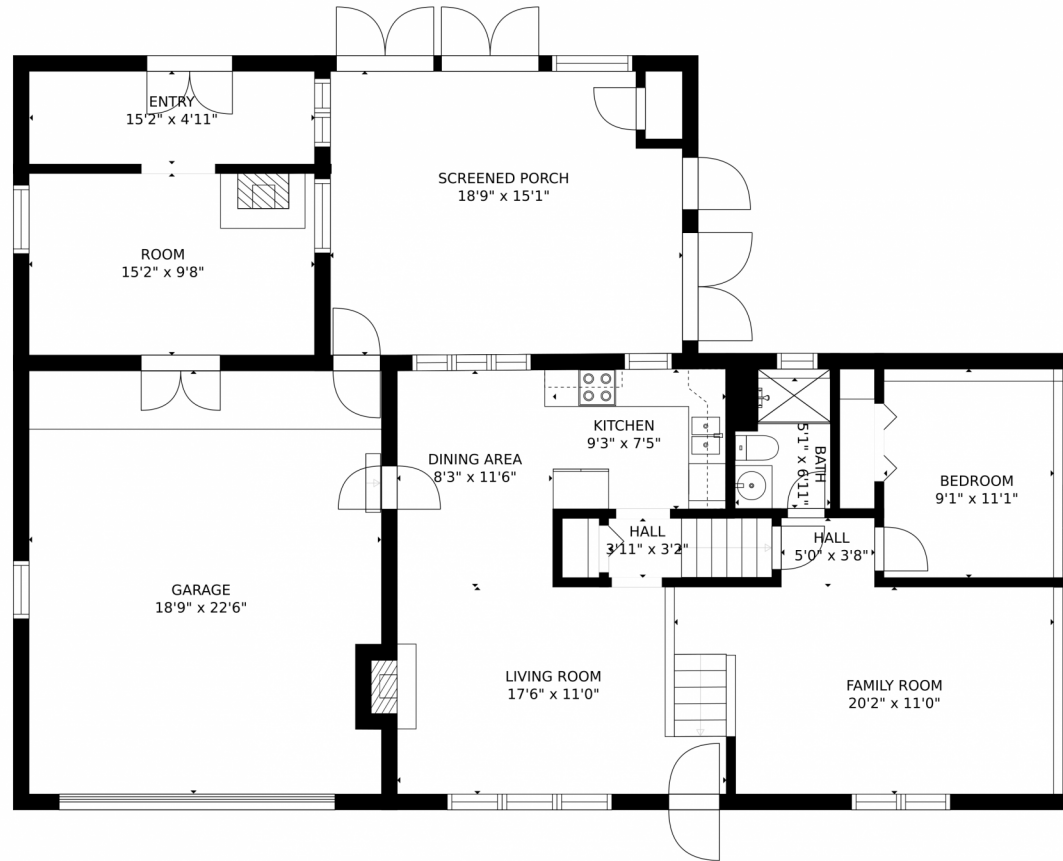
**Karen Rose Nelson**  
 720-273-3721  
 karen@elevatedrealestate.com



Scan code  
 for more  
 property  
 details



# 3127 South Emporia Court, Denver, CO 80231 – Main Level



### Estimated areas

GLA FLOOR 1: 0 sq. ft., excluded 439 sq. ft.  
GLA FLOOR 2: 898 sq. ft., excluded 1028 sq. ft.  
GLA FLOOR 3: 472 sq. ft., excluded 0 sq. ft.  
Total GLA 1370 sq. ft., total scanned area 2837 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



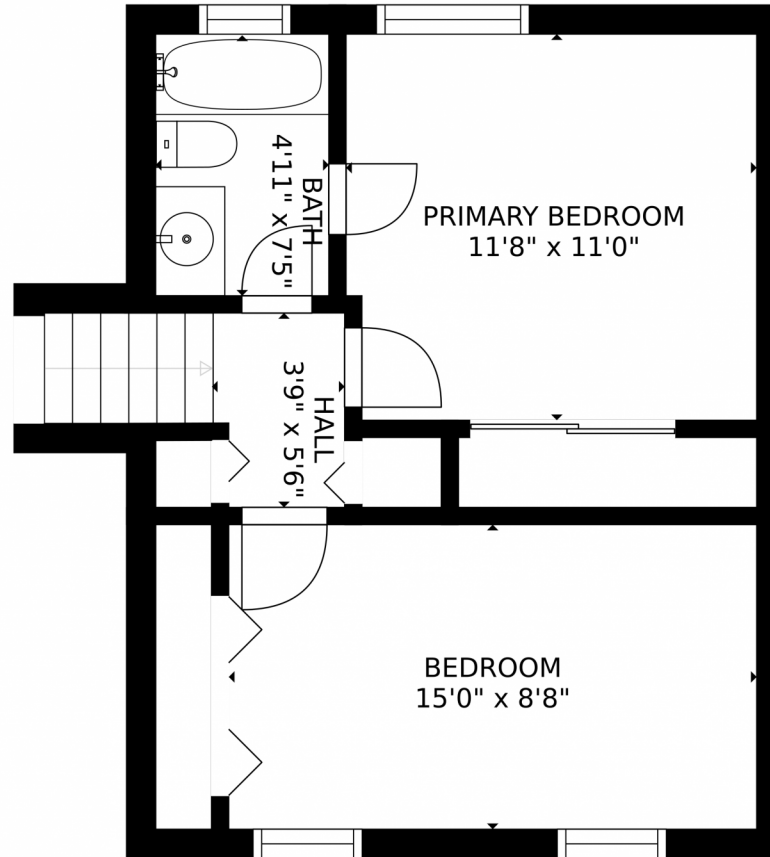
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3127 South Emporia Court, Denver, CO 80231 – Second Level



Estimated areas

GLA FLOOR 1: 0 sq. ft., excluded 439 sq. ft.  
GLA FLOOR 2: 898 sq. ft., excluded 1028 sq. ft.  
GLA FLOOR 3: 472 sq. ft., excluded 0 sq. ft.  
Total GLA 1370 sq. ft., total scanned area 2837 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

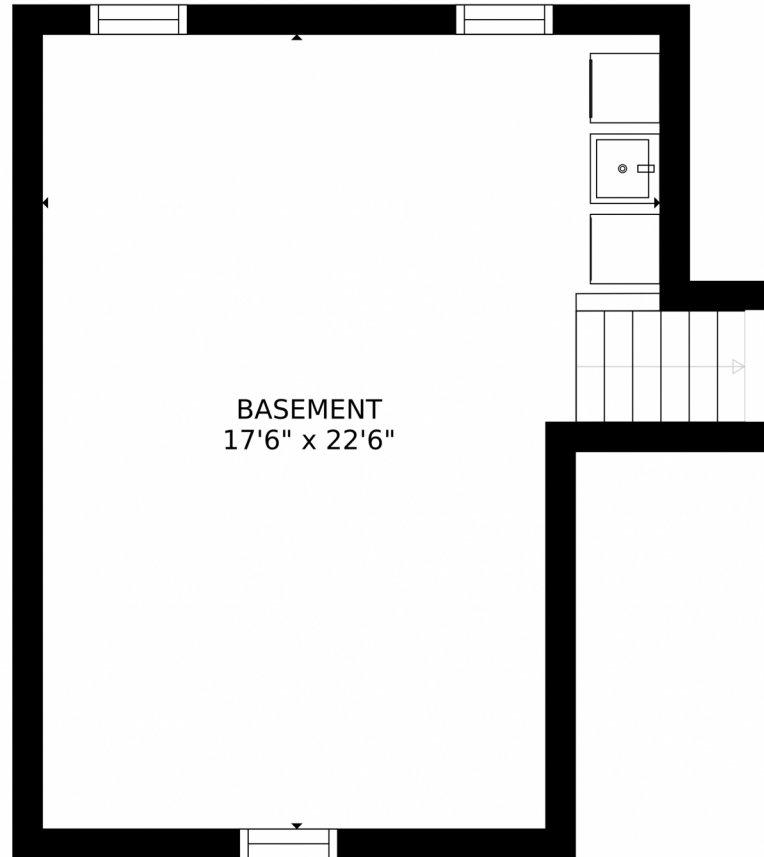


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BASEMENT  
17'6" x 22'6"

Estimated areas

GLA FLOOR 1: 0 sq. ft., excluded 439 sq. ft.  
GLA FLOOR 2: 898 sq. ft., excluded 1028 sq. ft.  
GLA FLOOR 3: 472 sq. ft., excluded 0 sq. ft.  
Total GLA 1370 sq. ft., total scanned area 2837 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



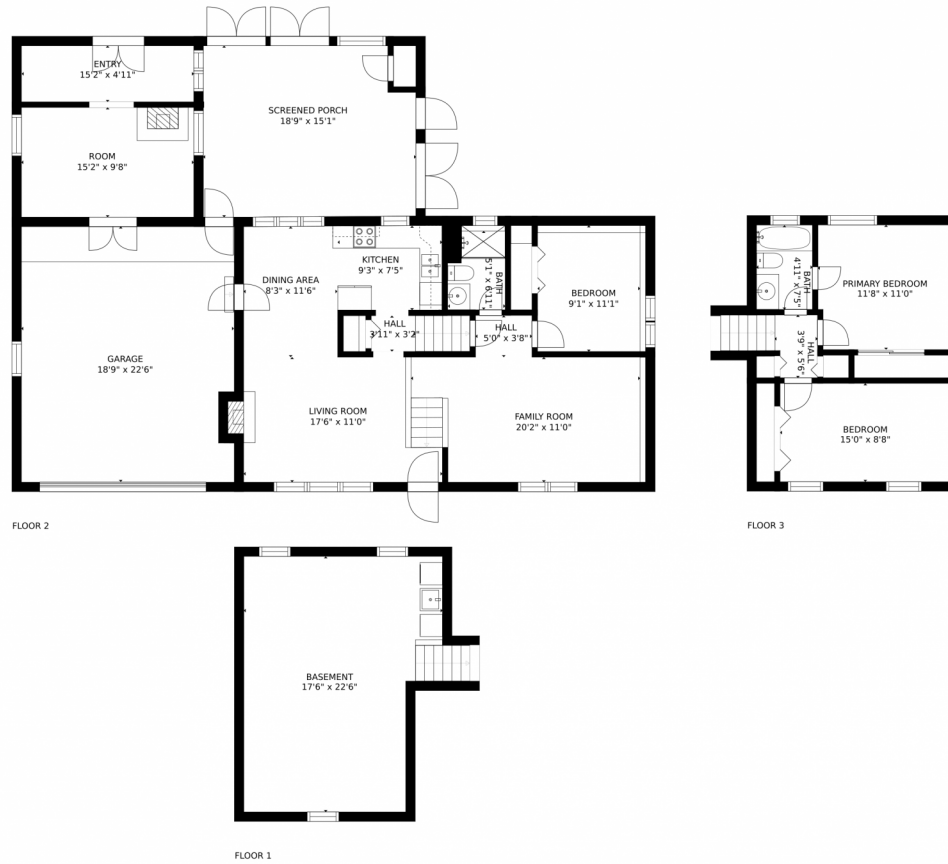
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# 3127 South Emporia Court, Denver, CO 80231 — All Levels



### Estimated areas

GLA FLOOR 1: 0 sq. ft. excluded 439 sq. ft.  
GLA FLOOR 2: 898 sq. ft. excluded 1028 sq. ft.  
GLA FLOOR 3: 472 sq. ft. excluded 0 sq. ft.  
Total GLA 1370 sq. ft. total scanned area 2837 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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