



2490 W Aspen Court  
 Denver, CO 80219  
 COMMUNITY: Boulevard Gardens

MLS # 4634137  
 PRICE \$150,000



 Vacant Land  0.23 Acre

## PROPERTY DETAILS

Don't miss this RARE opportunity for vacant land in Denver's city limits, W-O-W!!! Start from scratch and build your own slice of paradise in the heart of it all as this lot is just minutes to Ruby Hill Park and the Overland Golf Course along with Porter Adventist, Swedish, and Craig Hospitals and the Hampden and I-25 exchange making any travel around the Denver Metro area a breeze. This beautiful lot has already been leveled for you and is zoned for your owner occupied single family home along with an accessory dwelling unit (ADU) as an option if you so choose. Walk to the Harvard Gulch Trail offering miles and miles of pathway for the jogging or biking enthusiast in your home, further leading to the popular Platte River Trailhead which takes you into Downtown and beyond. Just to the South you will find the River Point shopping district offering every amenity imaginable from Costco to the Regal Movie Theater along with shopping and dining galore.



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



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