



2972 Magnolia Street  
 Denver, CO 80207  
 COMMUNITY: East Park Hill

MLS # 5054820  
 PRICE \$620,000



Single Family 1378 SQFT 3 Beds 2 Baths 0.14 Acre

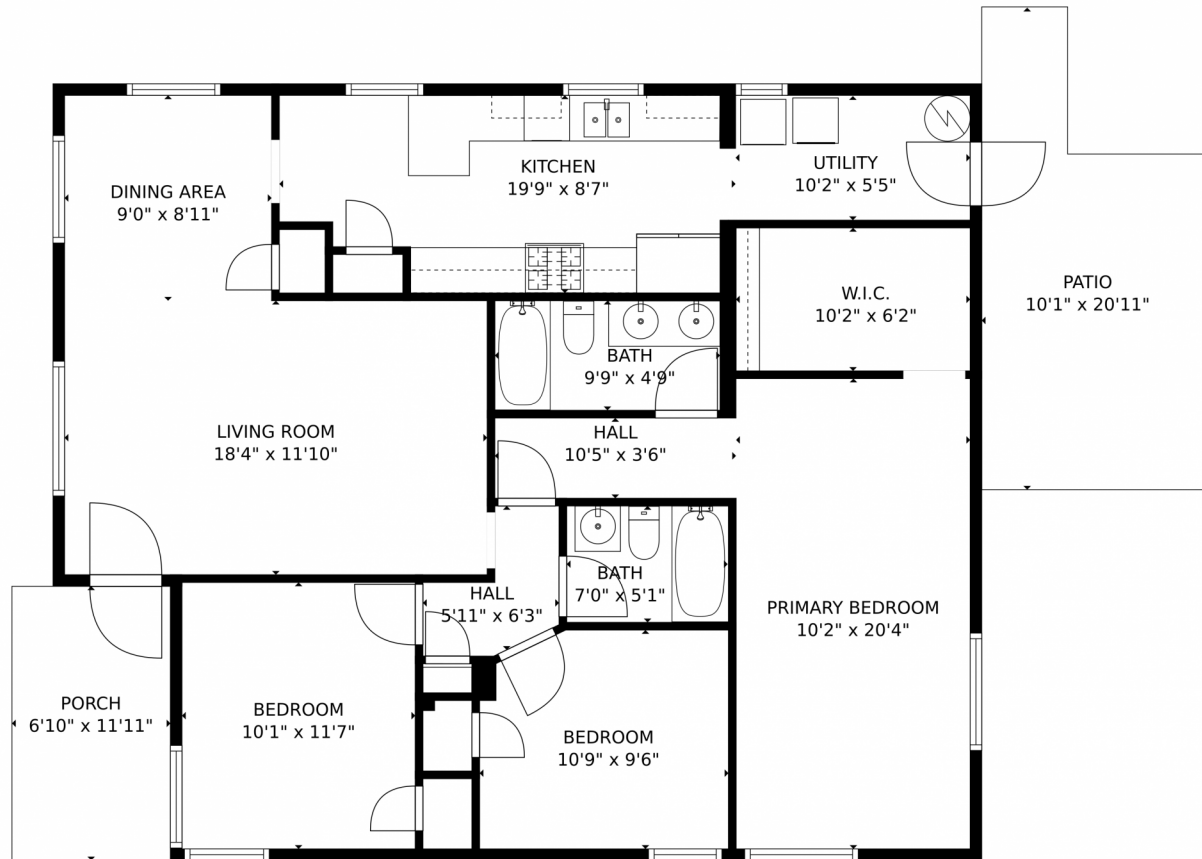
## PROPERTY DETAILS

Sunny home in desirable Park Hill neighborhood! This charming 1950's home offers coved ceiling, refinished wood floors, a spacious primary bedroom additional with huge walk-in closet and private full bathroom with double vanity, updated kitchen with Alder cabinets, granite counters, pantry and new 2023 stainless steel appliances. Plus, keep cool this summer with central air conditioning, newer energy efficient windows, new roof and gutters and a buyer home warranty. Outside, enjoy the summer relaxing or entertaining in your private backyard with garden area, sprinkler system, a mature peach tree and alley access to build your own detached garage. This home is centrally located near I-70 and only 20 mins to DIA. Bike or walk to City Park, 29th Ave Town Center and/or Oneida Park with many local eateries, shopping, entertainment, and so much more!



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GROSS INTERNAL AREA  
FLOOR 1: 1220 sq. ft. EXCLUDED AREAS:  
PATIO: 170 sq. ft. PORCH: 82 sq. ft.  
TOTAL: 1220 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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