

\$1,116,250 - 1316 Irving St Nw, WASHINGTON

MLS® #DCDC2173060

\$1,116,250

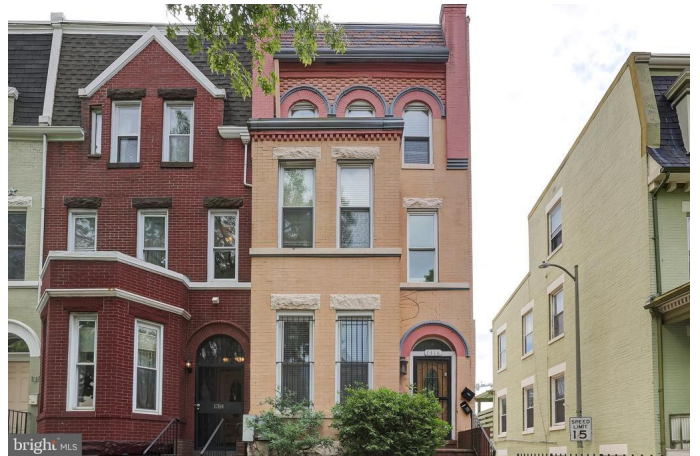
6 Bedroom, 4.50 Bathroom, 2,976 sqft

Residential on 0.04 Acres

COLUMBIA HEIGHTS, WASHINGTON, DC

Discover this remarkable end-unit row home nestled in the vibrant Columbia Heights neighborhood, offering exceptional rental income potential! This distinctive property features two separate units, each bathed in abundant natural light. The upper unit extends across three levels, providing a generous layout with 4 bedrooms and 3.5 bathrooms. The main floor showcases an open-concept living, dining, and kitchen area, complemented by a handy half bath. On the second floor, you'll find 2 bedrooms, 2 bathrooms, and a delightful balcony, while the third floor offers 2 more bedrooms and 1 bathroom. The lower unit is equally impressive, offering 2 bedrooms and 1 bathroom, ensuring comfort and versatility for its residents. Whether you choose to live in one unit and rent the other, or rent both, the potential for return is substantial. Recent upgrades include the replacement of several major systems, providing peace of mind for the new owner. Additionally, the property is equipped with solar panels (fully owned), enhancing energy efficiency and sustainability.

Situated in the vibrant heart of Columbia Heights, this home is just steps away from the Columbia Heights metro, Giant, Target, an array of restaurants, and exciting nightlife. With a walk score of 93, this location offers the ultimate convenience and urban lifestyle. Don't miss the opportunity to own this exceptional property in one of DC's most sought-after



neighborhoods, with the added advantage of rental income potential.

Built in 1908

Essential Information

MLS® #	DCDC2173060
Price	\$1,116,250
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,976
Acres	0.04
Year Built	1908
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Victorian
Status	Active

Community Information

Address	1316 Irving St Nw
Subdivision	COLUMBIA HEIGHTS
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20010

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Fully Finished, Improved, Outside Entrance
# of Stories	4
Stories	4

Exterior

Exterior	Brick and Siding
Foundation	Other

School Information

District DISTRICT OF COLUMBIA PUBLIC SCHOOLS

Additional Information

Date Listed January 2nd, 2025
Days on Market 291
Zoning SEE TAX RECORD

Listing Details

Listing Office Compass

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