

\$1,650,000 - 45 Sutton Sq Sw #503, WASHINGTON

MLS® #DCDC2191650

\$1,650,000

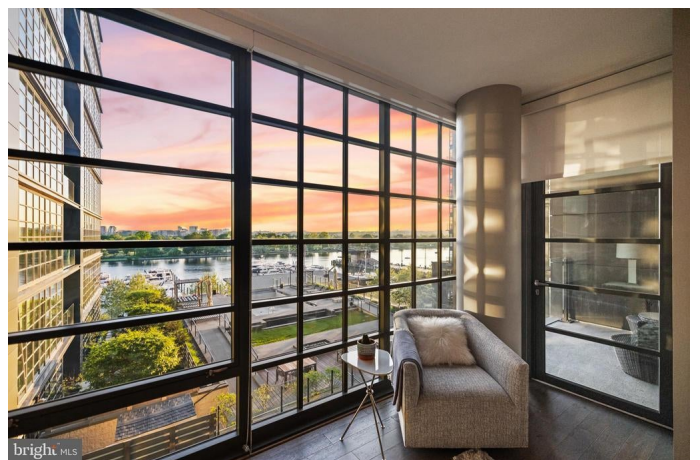
2 Bedroom, 2.00 Bathroom, 1,269 sqft

Residential on 0.00 Acres

WATERFRONT SW RLA, WASHINGTON, DC

Experience luxury waterfront living with this 2-bedroom, 2 full bath condo plus a bonus den area, offering direct views of the Potomac River, Wharf Marina, and monuments.

Discover the pinnacle of waterfront living in Washington D.C. at the Vio, where luxury meets unrivaled views. Presenting a rare gem on the 5th floor, this direct water-facing condo is a serene sanctuary that combines opulent living with breathtaking views. Encompassing 1,269 square feet of meticulously finished space, the unit boasts two bedrooms, each offering front-row seats to the majestic Potomac River, Wharf Marina and monuments. The spacious den provides versatility, whether as a home office or guest room, complemented by two parking spaces 86-87 and an additional storage unit s-12 for ultimate convenience. Step inside to discover an abode where every detail is tailored for comfort and style. The European-inspired chef's kitchen is a culinary dream, featuring silk white Porcelanosa cabinets, elegant quartz countertops, stainless steel Thermador appliances with gas cooking, and a center island with a breakfast bar. The open concept living area, accentuated by wide plank, matte-finished hardwood floors and 9-foot ceilings, offers a seamless flow and an abundance of natural light. The expansive floor-to-ceiling windows frame the iconic views of the Potomac River, Wharf Marina, and select Capital Region Monuments, inviting the outside in. The Vio, an award-winning



development by Handel Architects and WDG Architecture, built by PN Hoffman and Madison Maquette in 2017, stands as the crown jewel of the vibrant Wharf waterfront community. This world-class neighborhood boasts an energetic collection of restaurants, bars, premium entertainment venues, luxury condominiums, high-end apartments, office buildings, the Wharf Marina, and the renowned Fish Market. Residents of the Vio enjoy a suite of luxury amenities, including a 24-hour concierge, a stylish lounge with an espresso bar and gas fireplace, a state-of-the-art fitness center with yoga studio overlooking the Potomac, a dog washing station, and a private sundeck with an outdoor grilling area, highlighted by a saltwater infinity pool and sun lounge overlooking the docks and river. Unit 503 is not just a home but a lifestyle choice for those seeking to blend luxury with the dynamic energy of one of Washington D.C.'s most sought-after locations. It's a perfect primary residence or a lavish home away from home. With unparalleled amenities, breathtaking views, and a location that puts you at the heart of it all, this condo invites you to experience the best of waterfront living. Step into your future at the Vio and make the Wharf your home.

Built in 2017

Essential Information

MLS® #	DCDC2191650
Price	\$1,650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,269
Acres	0.00
Year Built	2017
Type	Residential

Sub-Type	Condo, Unit/Flat/Apartment, Mid-Rise 5 - 8 Floors
Style	Contemporary
Status	Active

Community Information

Address	45 Sutton Sq Sw #503
Subdivision	WATERFRONT SW RLA
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20024

Amenities

Amenities	Recessed Lighting, Shades/Blinds, Wood Floors
Parking Spaces	2
Parking	Assigned
# of Garages	2
Garages	Basement Garage
Has Pool	Yes

Interior

Interior Features	Flat, Floor Plan-Open
Appliances	Microwave, Dishwasher, Disposal, Dryer, Washer, Refrigerator, Icemaker, Stainless Steel Appliances
Heating	Central
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding, Combination, Concrete/Block
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School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
High	WILSON SENIOR

Additional Information

Date Listed	May 1st, 2025
Days on Market	172
Zoning	RF

Listing Details

Listing Office Real Broker, LLC

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Listing information last updated on October 19th, 2025 at 8:30am EDT