

\$630,000 - 640 Columbia Rd Nw, WASHINGTON

MLS® #DCDC2202678

\$630,000

0 Bedroom, 1.00 Bathroom, 624 sqft

Residential on 0.02 Acres

COLUMBIA HEIGHTS, WASHINGTON, DC

Opportunity Knocks â€” Iconic Columbia Heights Carriage House!

Discover the most distinctive property in Columbia Heights â€” a one-of-a-kind, single-level stone-front carriage house offering a rare blend of urban charm and modern potential. Formerly a storefront, this unique space was fully renovated in 2014 and transformed into a stunning residential home.

Boasting a large storefront picture window, sidewalk frontage, and soaring 14-foot ceilings, this property delivers that vibrant cafÃ©-style energy right at home. Flooded with natural light from both front and rear entrances, the open-concept floor plan features marble flooring, a sleek breakfast bar, and true SoHo loft vibes in the heart of Washington, DC.

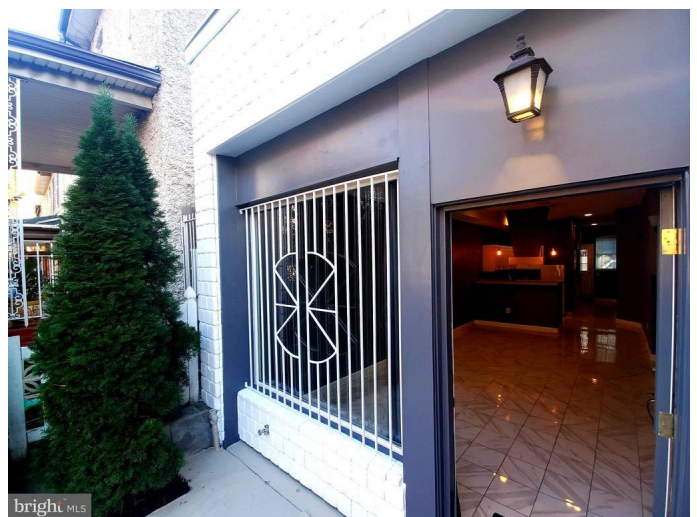
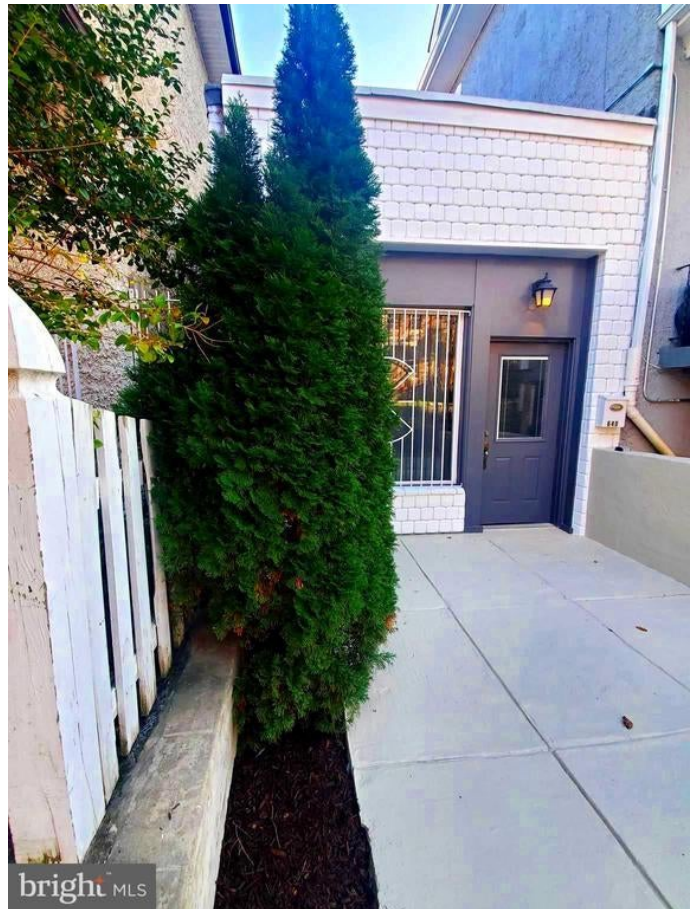
Zoning flexibility opens exciting possibilities:

Add up to two additional levels

Convert back to a storefront (zoning change required)

Maximize buildable square footage via air rights

Ideal for the visionary buyer or investor seeking something bold, stylish, and packed



with potential.

Location Perks: Perfectly positioned just steps from the Reservoir District at McMillan, a transformative new development featuring retail, dining, university, and hospital anchors. Metro accessible and centrally located with quick access to downtown DC, Maryland, and Northern Virginia, this is an unbeatable opportunity in a high-growth corridor.

Live. Create. Invest. This carriage house is your canvas.

Built in 1913

Essential Information

MLS® #	DCDC2202678
Price	\$630,000
Bathrooms	1.00
Full Baths	1
Square Footage	624
Acres	0.02
Year Built	1913
Type	Residential
Sub-Type	Detached
Style	Other, Traditional
Status	Active

Community Information

Address	640 Columbia Rd Nw
Subdivision	COLUMBIA HEIGHTS
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20001

Interior

Interior Features	Floor Plan-Open
Heating	Central

Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding
Roof	Flat, Shingle
Foundation	Slab

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	June 9th, 2025
Days on Market	133
Zoning	RF-1

Listing Details

Listing Office	McNair Realty Group, LLC
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