

\$129,021 - 1429 Girard St Nw #304, WASHINGTON

MLS® #DCDC2213434

\$129,021

2 Bedroom, 1.00 Bathroom, 965 sqft

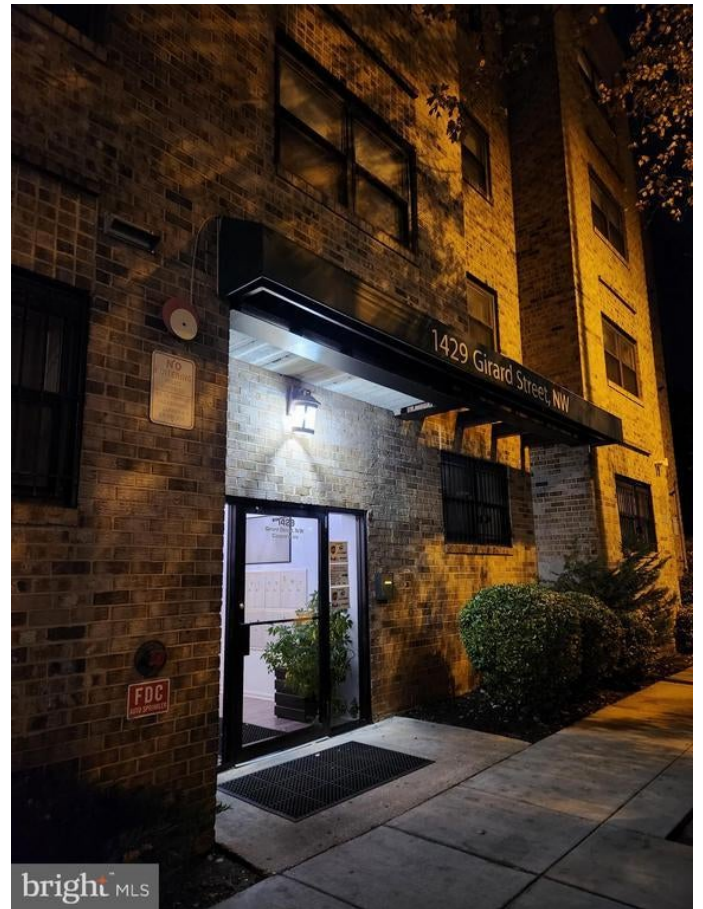
Residential on 0.00 Acres

COLUMBIA HEIGHTS, WASHINGTON, DC

Welcome Home! This affordable, cozy two-bedroom unit is your pathway into DC living in the lovely neighborhood of Columbia Heights. Located in a secured-entry building and surrounded by multiple public transportation options, parks, restaurants, shopping and more, your new residence includes an assigned parking space and easily accessible on-site-in laundry facilities. The modernly appointed kitchen is complemented by the easy flow between the dining and living room areas. Donâ€™t wait, it wonâ€™t last long! This is NOT an IZ unit and there is no IZ-related occupancy requirement, i.e. this 2-unit property does not require 2 occupants.

Seller prefers National Capital Title & Escrow for settlement as they are the co-op's Transfer Agent and preferred title company.

Pursuant to the District of Columbiaâ€™s affordability requirements, this estate sale co-op is an income restricted unit, owner occupants only. Total maximum annual incomes (pre-tax amounts, projected over the next 12 months) for all persons who will live in this 80% maximum MFI unit, by household size: \$86,650 (1 person), \$99,000 (2 people), \$111,400 (3 people), \$123,750 (4 people), \$133,650(5 people). There is one underlying mortgages that is addressed in the monthly co-op fees. The total monthly cost of the underlying mortgage is \$174.71. The co-op fee that includes water and parking is \$822.29



monthly. Approval is required by the co-op board for any contracted purchaser and is obtained via a mandatory interview process. Prior to the execution of any contract, all prospective purchasers must submit income information to a DHCD-approved certifying entity, to determine whether they are income eligible to purchase the unit in accordance with the terms of the Affordability Covenant. The listing agent will facilitate buyer(s) submission to a CBO (Community Based Organizations) to act as a Certifying Entity. Local lender has approved this cooperative for financing. Come visit the property and get your process started today.

Built in 1966

Essential Information

MLS® #	DCDC2213434
Price	\$129,021
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	965
Acres	0.00
Year Built	1966
Type	Residential
Sub-Type	Unit/Flat/Apartment, Garden
Style	Traditional
Status	Active

Community Information

Address	1429 Girard St Nw #304
Subdivision	COLUMBIA HEIGHTS
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20009

Amenities



Parking Spaces	1
Parking	Assigned

Interior

Appliances	Dishwasher, Disposal, Oven/Range-Gas, Refrigerator
Heating	Central
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding
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School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	July 31st, 2025
Days on Market	83
Zoning	RES COOPERATIVE

Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 21st, 2025 at 2:00am EDT