

\$699,000 - 118 P St Sw, WASHINGTON

MLS® #DCDC2215700

\$699,000

2 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.03 Acres

OLD CITY #1, WASHINGTON, DC

Charming 2-Unit Property in Prime
Washington, DC Location!

Discover an incredible investment opportunity in the heart of Southwest Washington, DC! This 2-unit semi-detached brick home, built in 1941, offers historic charm with modern convenience. Perfect for investors, multi-generational living, or those looking to generate rental income, this property is a true gem. Nestled in the sought-after Old City #1 neighborhood, it is just minutes from Nationals Park, The Wharf, and Downtown DC, making it an ideal location for urban living.

Each unit features a 1-bedroom, 1-bathroom configuration, offering comfortable living spaces filled with natural light. The home boasts a classic Colonial style with a timeless brick exterior, hardwood floors, and large windows that enhance its charm. Both units come equipped with functional galley-style kitchens featuring essential appliances, making meal preparation effortless. Additionally, the property includes an unfinished 620 sq. ft. basement, providing potential for expansion or extra storage.

Sitting on a 1,235 sq. ft. lot, the home offers an outdoor space perfect for urban dwellers looking to enjoy fresh air in a bustling city environment. The property provides easy access to major highways, public transit, and commuter routes, making it highly convenient



for residents. It also presents a fantastic investment opportunity with its R4 zoning classification and no rent control restrictions, allowing for long-term rental income potential.

With 1,120 sq. ft. of total living space, the home includes central heating powered by natural gas and central A/C, ensuring year-round comfort. On-street parking is available, adding to the home’s accessibility.

This rare find in a vibrant and growing DC community is perfect for those looking for a residence with rental income potential or an investment property in an appreciating market. Don’t miss this incredible opportunity—schedule your private showing today!

Built in 1941

Essential Information

MLS® #	DCDC2215700
Price	\$699,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.03
Year Built	1941
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Colonial
Status	Active

Community Information

Address	118 P St Sw
Subdivision	OLD CITY #1
City	WASHINGTON

County	WASHINGTON-DC
State	DC
Zip Code	20024

Interior

Appliances	Washer, Dryer, Disposal, Refrigerator, Range hood, Oven/Range-Gas
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Foundation	Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	August 20th, 2025
Days on Market	61
Zoning	R4

Listing Details

Listing Office	Capital Area Realtors of DC
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