

\$1,099,000 - 1204 Irving St Nw, WASHINGTON

MLS® #DCDC2217294

\$1,099,000

4 Bedroom, 2.50 Bathroom, 2,393 sqft

Residential on 0.05 Acres

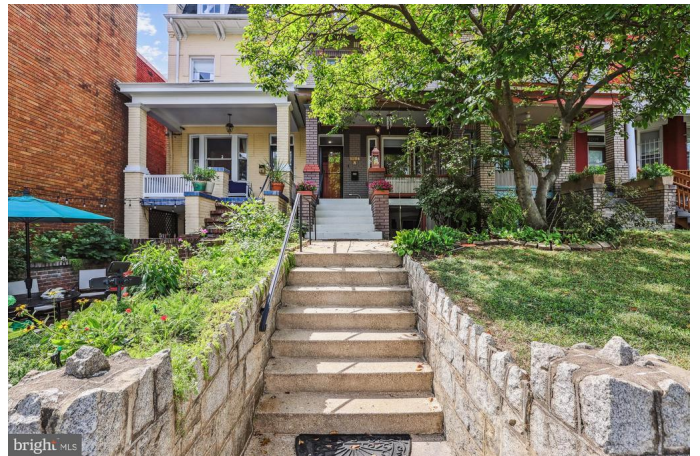
COLUMBIA HEIGHTS, WASHINGTON, DC

A 5-Star Home & Turnkey Business in One Smart Investment

Presenting 1204 Irving St NW: A rare opportunity where a beautiful home meets a high-performance financial asset. This smart-enabled property is a professionally managed, income-generating powerhouse ready for the savvy buyer. Live smart, earn smart.

The Home: Beyond the impressive numbers lies an exquisite, move-in-ready home. The main level features a gracious, flowing floor plan, from the living room with its functional pocket door to the dining room, an updated kitchen and adjacent family room. Step outside to a private deck and cozy patio, perfect for relaxing or entertaining. A valuable two-car garage provides secure off-street parking. Upstairs, you'll find three bedrooms, a versatile den/office, and a sky-lit full bathroom. A bonus attic space offers storage or a playroom. The property is offered fully furnished and equipped—right down to the coffee makers.

The Investment: As a turnkey short-term rental business with a five-star rating on both AirBnB and VRBO, this property generates significant revenue even at 60% occupancy. Beyond rental income, the home's rooftop solar array provides another revenue stream. It provides free electricity and it generates significant passive income through quarterly SREC payments from PEPCO. The five-star status, furnishings, and operations can convey, allowing you to earn from day one.



This unique setup offers unparalleled "house-hacking" flexibility: live in the main house and rent the legal one-bedroom apartment, or reside in the apartment and maximize revenue by renting the larger home.

The Location: Perfectly situated at the top of Columbia Heights, you can walk to the Metro, shopping, and the vibrant 14th Street scene. Even closer are the fantastic neighborhood restaurants and pubs on 11th Street, just a block away.

1204 Irving St NW is a strategic asset that helps pay for itself. It is a smart move for any buyer looking to own a piece of D.C. that delivers both lifestyle and profit. Call Santiago to schedule a visit.

Built in 1900

Essential Information

MLS® #	DCDC2217294
Price	\$1,099,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,393
Acres	0.05
Year Built	1900
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Contemporary
Status	Active

Community Information

Address	1204 Irving St Nw
Subdivision	COLUMBIA HEIGHTS
City	WASHINGTON
County	WASHINGTON-DC
State	DC

Zip Code 20010

Amenities

Amenities Attic, CeilingFan(s), Curved Staircase, Formal/Separate Dining Room, Skylight(s), Wood Floors, Attic/House Fan

Utilities Electric Available, Natural Gas Available, Sewer Available

Parking Private, Secure Parking

of Garages 2

Garages Garage - Rear Entry

Interior

Appliances Built-In Range, Dishwasher, Disposal, Dryer, Dryer - Electric, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Washer

Heating Hot Water

Cooling Central A/C

Has Basement Yes

Basement Front Entrance, Fully Finished, Garage Access, Improved, Rear Entrance, Walkout Stairs

Fireplace Yes

of Fireplaces 1

Fireplaces Gas/Propane

of Stories 3

Stories 3.5

Exterior

Exterior Brick and Siding

Exterior Features Exterior Lighting, Extensive Hardscape, Patio, Deck(s), Porch(es), Privacy Fence, Fenced-Rear, Wood Fence

Foundation Permanent

School Information

District DISTRICT OF COLUMBIA PUBLIC SCHOOLS

Additional Information

Date Listed August 27th, 2025

Days on Market 48

Zoning RES

Listing Details

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Listing information last updated on October 20th, 2025 at 7:00pm EDT