

\$699,900 - 764 Park Rd Nw, WASHINGTON

MLS® #DCDC2217430

\$699,900

3 Bedroom, 2.50 Bathroom, 1,740 sqft

Residential on 0.03 Acres

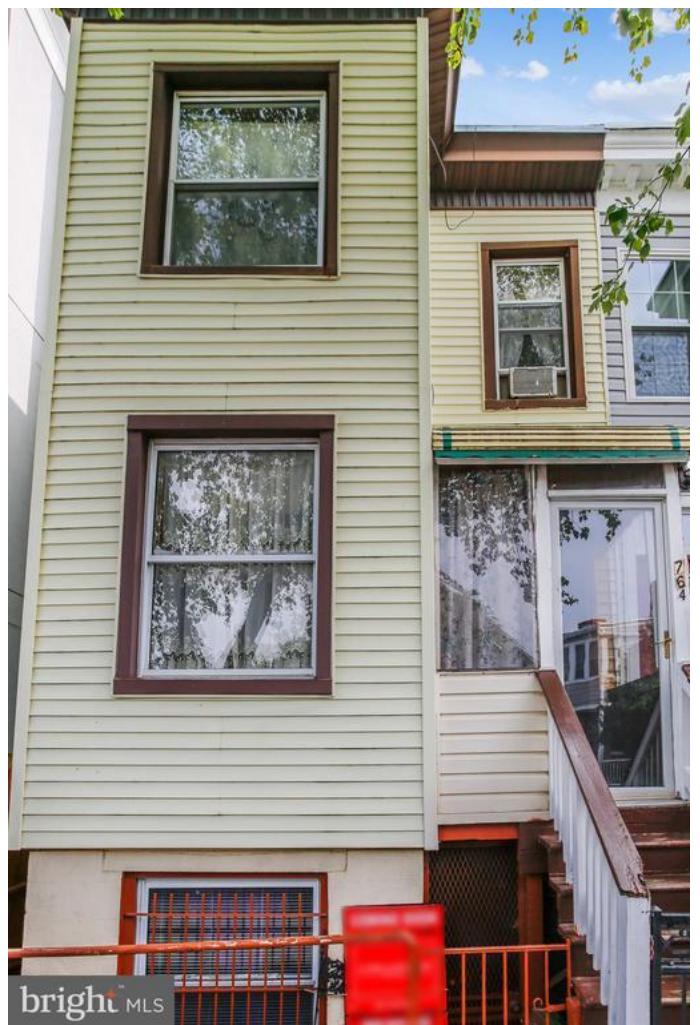
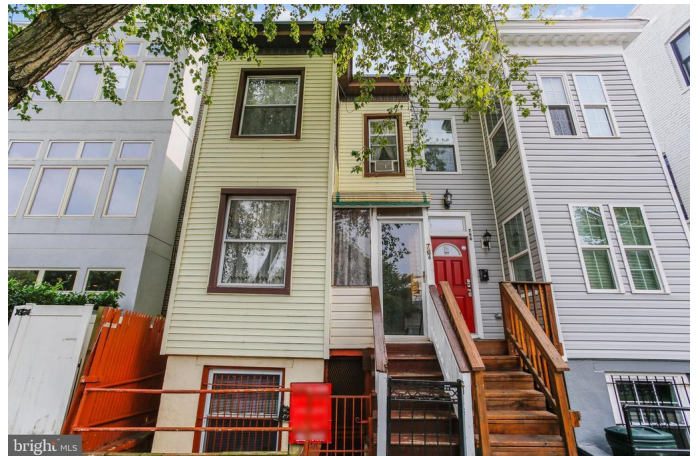
COLUMBIA HEIGHTS, WASHINGTON, DC

Discover the charm of this 1938 semi-detached 3BR 2.5 BA townhome, boasting an enviable walk score of 98—truly a pedestrian's paradise! With a biker score of 92 and transit at 78, you're just a breezy 0.4 miles from the Metro Station, eliminating the need for a car. This home, meticulously maintained by a long-time owner, presents an incredible opportunity for buyers looking to personalize their living space at an unbeatable price for the area.

STOP PRESS; 5.5% 30 YEAR FIXED FINANCING AVAILABLE WITH 3, 5 OR 10% DOWN FOR PITI AROUND \$4,000 PER MONTH - NO PMI - CONTACT AGENT FOR DETAILS

Spanning three levels, the layout features convenient walkouts from both the main and basement levels, opening up possibilities for an in-law suite. Zoned RF-1, the home can accommodate two units, with the potential for even more! Sunlight pours in through the expansive bay windows in the living room and the owner's upper-level bedroom, creating a warm and inviting atmosphere. The dining room comfortably fits a sizable table, and a full bathroom graces the main level.

The cozy country kitchen offers space to expand into the adjoining laundry room, with the option to relocate the laundry setup to the basement. On the upper floor, you'll find



another full bathroom and two spacious bedrooms, including the owner’s retreat, which showcases a delightful bump-out bay window. Underneath the tiles, lino, and carpet, wood floors eagerly await those willing to uncover them.

Venture into the English basement, which provides a perfect setting for a third and fourth bedroom, along with a second kitchen (note: refrigerator & cooktop not included). With basement ceilings standing at 7 feet 8 inches, there’s ample height for legal separate unit requirements, making it an ideal in-law suite complete with its own private entrance. There’s even a half bathroom at the rear that has the potential to be upgraded to a full bath.

Enjoy economical gas radiator heating complemented by window unit air conditioning. Step outside the kitchen to a south-facing deck that captures those lovely afternoon rays with room for a little garden there.

Don’t let this golden opportunity slip away—a wonderful value awaits in this incredibly convenient spot perfect for walkers, bikers, and public transport users. This gem is ready for you to make it your own!

Built in 1938

Essential Information

MLS® #	DCDC2217430
Price	\$699,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,740
Acres	0.03

Year Built	1938
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Colonial
Status	Active

Community Information

Address	764 Park Rd Nw
Subdivision	COLUMBIA HEIGHTS
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20010

Amenities

Utilities	Cable TV Available, Electric Available, Water Available, M
View	City

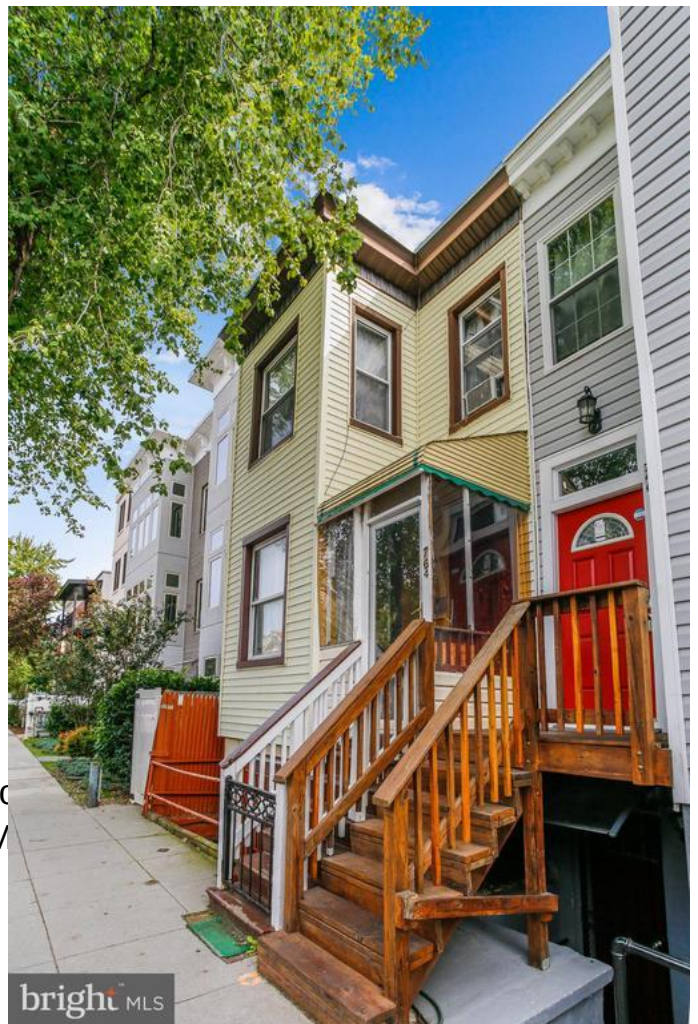
Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Disposal, Exhaust Fan, Oven/Range-Gas, Refrigerator
Heating	Radiator
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Daylight, Partial, English, Front Entrance, Full, Heated, Improved, Interior Access, Rear Entrance, Partially Finished, Walkout Stairs, Drain
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Exterior Lighting, Sidewalks, Street Lights, Fenced-Partially, Fenced-Rear, Wood Fence
Lot Description	Interior
Windows	Storm, Bay/Bow
Roof	Unknown
Foundation	Concrete Perimeter

School Information



District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	TUBMAN
Middle	COLUMBIA HEIGHTS EDUCATION CAMPUS
High	CARDOZO EDUCATION CAMPUS

Additional Information

Date Listed	September 11th, 2025
Days on Market	39
Zoning	RF-1

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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