

\$899,000 - 45 Sutton Sq Sw #303, WASHINGTON

MLS® #DCDC2221610

\$899,000

2 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.00 Acres

SOUTHWEST WATERFRONT,
WASHINGTON, DC

Modern, Move-in Ready, and BEST Price per Square Foot in this Luxury Waterfront Building

Premiere DC living awaits at the VIO with this exquisite 2BD/2BA corner unit with 1 garage parking space, Unit 303. Spanning 1103 square feet, this contemporary residence offers a sophisticated urban lifestyle. Host guests in the open concept living area featuring a chef's kitchen with a large island, breakfast bar, Porcelanosa cabinets, quartz countertops, and stainless Thermador appliances. The owner's suite boasts a private balcony with breathtaking river and Wharf views, a custom walk-in closet, and a luxurious marble-tiled bath with a frameless glass shower. A spacious second bedroom and full bath with a soaking tub, wide-planked wood flooring, and recessed lighting complete this exceptional offering. Conveniently located near the pool and gym, you'll have easy access to fitness and relaxation amenities, including a yoga studio. The VIO offers 24-hour concierge, porter service, security, a waterfront saltwater infinity pool, rooftop terrace, resident's lounge, gym, and additional amenities such as an espresso bar, dog washing station, car-detailing station, and bike storage. Ideally positioned near the L'Enfant Plaza Metro Station and the crossroads of I-395/I-695, this home provides effortless access to all of Washington. Additionally, relish in the vibrant entertainment, dining, and



shopping options at the District Wharf, right at your doorstep. Don't miss this incredible opportunity to reside in one of DC's most sought-after locations.

Built in 2017

Essential Information

MLS® #	DCDC2221610
Price	\$899,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,103
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Unit/Flat/Apartment, Condo, Hi-Rise 9+ Floors
Style	Condo/Unit
Status	Active

Community Information

Address	45 Sutton Sq Sw #303
Subdivision	SOUTHWEST WATERFRONT
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20024

Amenities

# of Garages	1
Garages	Underground, Covered Parking
Has Pool	Yes

Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior Brick and Siding

School Information

District DISTRICT OF COLUMBIA PUBLIC SCHOOLS

Additional Information

Date Listed September 8th, 2025
Days on Market 42
Zoning PLANNED UNIT DEVELOPMENT

Listing Details

Listing Office Compass

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