

\$348,000 - 1225 Fairmont St Nw #301, WASHINGTON

MLS® #DCDC2221960

\$348,000

1 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.00 Acres

COLUMBIA HEIGHTS, WASHINGTON, DC

Affordable Homeownership Now â€” No
Lottery Required

Welcome to 1225 Fairmont St NW #301, a top-floor, one-bedroom condo that blends style, location, and affordability in one of DCâ€™s most vibrant neighborhoods. This is more than a listingâ€”itâ€™s an invitation to step into homeownership through the cityâ€™s Inclusionary Zoning (IZ) program. Best of all, this opportunity is available right now to any qualified buyerâ€”no lottery, no waitlist, no uncertainty.

Inside, this sun-filled home feels bright and open. Oversized windows and a sliding glass door flood the living area with natural light and lead to your own private balcony, an ideal retreat for morning coffee, afternoon breaks, or watching sunsets over the city. The open-concept layout is designed for both easy living and entertaining, connecting a modern kitchenâ€”with granite countertops, stainless steel appliances, and generous cabinet storageâ€”to the spacious dining and living areas.

The bedroom offers a sense of calm, with plenty of space for a queen bed and a well-sized closet for organization. The sleek, updated bathroom features modern finishes, while an in-unit washer and dryer adds convenience. With hardwood floors, recessed lighting, and central A/C, this home is



completely move-in ready.

Outside your door, Columbia Heights offers everything from Meridian Hill Parkâ€”perfect for picnics and weekend relaxationâ€”to countless restaurants, coffee shops, grocery stores, and local markets. The Columbia Heights Metro puts the entire city within reach, and the U Street and 14th Street corridors are just blocks away, bringing vibrant nightlife and culture close to home. Fairmont Street itself offers a quiet, tree-lined escape, giving you the best of both worlds: neighborhood charm and city convenience.

This condo is part of a well-maintained, pet-friendly building with low condo fees, making it an excellent choice for first-time buyers, downsizers, or anyone seeking affordable homeownership in a thriving DC community.

Inclusionary Zoning (IZ) Program Details

This home is reserved for buyers earning up to 100% of the DC Area Median Family Income (MFI):

Household Size Max Income

- 1 Person \$131,940
- 2 People \$150,788
- 3 People \$169,637

Built in 2013

Essential Information

MLS® #	DCDC2221960
Price	\$348,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1

Square Footage	600
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Mid-Rise 5 - 8 Floors
Style	Traditional
Status	Active

Community Information

Address	1225 Fairmont St Nw #301
Subdivision	COLUMBIA HEIGHTS
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20009

Interior

Appliances	Dryer, Washer
Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Brick and Siding, Block
Exterior Features	BBQ Grill, Balcony
Roof	Flat

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	September 10th, 2025
Days on Market	40
Zoning	RESIDENTIAL

Listing Details

Listing Office	Coldwell Banker Realty - Washington
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