

\$1,195,000 - 3526 13th St Nw, WASHINGTON

MLS® #DCDC2224350

\$1,195,000

7 Bedroom, 6.50 Bathroom, 3,114 sqft

Residential on 0.05 Acres

COLUMBIA HEIGHTS, WASHINGTON, DC

Amazing Columbia Heights row house in great location! LARGE HOUSE UNDER \$400/SQFT! Great for an owner-occupant or as an investment property. \$9,000/month (\$108,000/year) gross rent reasonable.

Property is perfectly located in the heart of Columbia Heights. Convenient to all the dining, nightlife, and shopping that 14th Street has to offer. Easy access to restaurants and cafes on 11th Street. Buses, metro, and bikeshare are all within minutes of the property.

This fantastic Columbia Heights rowhouse has 7 bedrooms and 6.5 bathrooms. 5 bedrooms and 5.5 bathrooms are upstairs; 2 bedrooms and 1 bathroom are downstairs in the basement. The basement has separate front and rear entrances.

The property has a huge elevated back deck (c. 16' x 21') and an enormous amount of off-street parking (at least 4 spaces) and a newly-installed roll-up garage door.

Some additional features of the house include:

- Amazing bedroom-to-bathroom ratio
- Very large bedrooms (e.g., 17' x 9.5', 15.5' x 11')
- Open kitchen plan and modern appliances with gas stove
- Modern high-velocity AC system
- Large skylight and great natural light throughout



- High-efficiency LED lighting
- 9 foot glass doors to back porch
- Half bath off kitchen
- Historic quarter sawn figured oak floors throughout
- Marble flooring in bathrooms
- Subway tile in showers
- Large stairwell skylight
- Front and back staircases

Tour today!

Built in 1909

Essential Information

MLS® #	DCDC2224350
Price	\$1,195,000
Bedrooms	7
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	3,114
Acres	0.05
Year Built	1909
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Federal
Status	Active

Community Information

Address	3526 13th St Nw
Subdivision	COLUMBIA HEIGHTS
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20010

Amenities

Parking	Secure Parking
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Interior

Heating	Hot Water
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Interior Access
Stories	4

Exterior

Exterior	Brick
Construction	Brick
Foundation	Permanent



School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	October 27th, 2025
Days on Market	10
Zoning	011

Listing Details

Listing Office	Metropolitan Properties, Ltd.
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