

\$2,595,000 - 3113 44th St Nw, WASHINGTON

MLS® #DCDC2227604

\$2,595,000

5 Bedroom, 3.50 Bathroom, 3,893 sqft
Residential on 0.15 Acres

WESLEY HEIGHTS, WASHINGTON, DC

Charming 4-bed, 3.5-bath home nestled in the coveted Wesley Heights neighborhood “Offered Fully Furnished.

The first floor of this unique home boasts spacious kitchen and dining rooms, a light-filled sunroom overlooking the back garden, a formal living room, and a comfortable family room—both featuring beautiful gas fireplaces. A convenient “œmud” room includes a separate laundry facility and a powder room.

Upstairs, the expansive primary suite features a large balcony with peaceful garden views, alongside a spacious office/library. Two additional bedrooms and another full bath complete the second level.

The third floor offers flexible living space—ideal for use as a bedroom, office, or den—with deep closets for ample storage.

A renovated lower level adds approximately 1,000 square feet of living space, including an additional bedroom, full bath, sitting/TV area, laundry, and a private entrance. Perfect for a rental space (existing business license) or in-law suite.

The professionally designed front and back gardens provide serene, private outdoor space, while the patio is ideal for entertaining. Located within walking distance of dining,



shopping, Horace Mann Elementary, American University, and top independent schools, this home offers unmatched access to Georgetown, Palisades, Cathedral Heights, Glover Park, and Tenleytown.

*Property pictures are from when it was previously staged.

Now available for purchase. This home is also for rent (furnished).

Built in 1926

Essential Information

MLS® #	DCDC2227604
Price	\$2,595,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,893
Acres	0.15
Year Built	1926
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Active

Community Information

Address	3113 44th St Nw
Subdivision	WESLEY HEIGHTS
City	WASHINGTON
County	WASHINGTON-DC
State	DC
Zip Code	20016

Interior

Heating	Radiator
Cooling	Central A/C

Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	3
# of Stories	3
Stories	3

Exterior

Exterior	Shingle
Foundation	Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
----------	-------------------------------------

Additional Information

Date Listed	October 16th, 2025
Days on Market	4
Zoning	RES

Listing Details

Listing Office	Compass
----------------	---------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 19th, 2025 at 11:45am EDT