

\$309,990 - 1420 Locust St #26d, PHILADELPHIA

MLS® #PAPH2496364

\$309,990

1 Bedroom, 1.50 Bathroom, 865 sqft

Residential on 0.00 Acres

AVENUE OF THE ARTS, PHILADELPHIA, PA

FOR SALE: High-end, upgraded condo with balcony in the heart of Center City. This 26th floor home features granite countertops, stainless steel appliances, Driftwood laminate flooring, cabinets and upgraded bathrooms. The absolute best 1 bedroom/1.5 bath floorplan at the Academy House. 865 square feet. Monthly fees of \$898.61 (condo fee of \$826.11 + mandatory cable TV/Internet fee of \$72.50) includes all utilities (electric heat, basic cable TV, Internet, air conditioning, hot and cold water) as well as a fitness center and 24/7 front desk concierge. The terrace floor amenities level includes two endless swim-in-place pools, a hot tub, a large aerobics area, free weights area, core strengthening area and separate yoga room. The common elements also feature a large outdoor plaza with sun deck, outdoor sitting areas, fountain and planters. The building offers discounted valet parking in the garage, at an added cost, subject to availability. Discounted monthly self-parking (subject to availability) is also available for Academy House residents at the Parkway garage across the street. The Academy House is within steps of the Academy of Music, Kimmel Center, and plenty of shopping, fine restaurants and transportation hubs (SEPTA and PATCO). IMPORTANT: The capital contribution fee paid by buyer is 1.5% of the actual sales price of the unit. The number posted in the "Capital Contribution Fee" field reflects 1.5% of the listing price. Also, The Academy House --



using association funds -- is restoring the balcony. Please inquire for details.

Built in 1977

Essential Information

MLS® #	PAPH2496364
Price	\$309,990
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	865
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Contemporary
Status	Active

Community Information

Address	1420 Locust St #26d
Area	19102
Subdivision	AVENUE OF THE ARTS
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19102

Amenities

Has Pool	Yes
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Interior

Heating	Other
Cooling	Central A/C
# of Stories	1
Stories	1 Story

School Information

District THE SCHOOL DISTRICT OF CHICAGO

Additional Information

Date Listed June 19th, 2025
Days on Market 89
Zoning CMX5

Listing Details

Listing Office BHHS Fox & Roach At the Harp



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