

\$1,999,999 - 618 S Clarion St, PHILADELPHIA

MLS® #PAPH2521208

\$1,999,999

4 Bedroom, 5.00 Bathroom, 4,194 sqft
Residential on 0.03 Acres

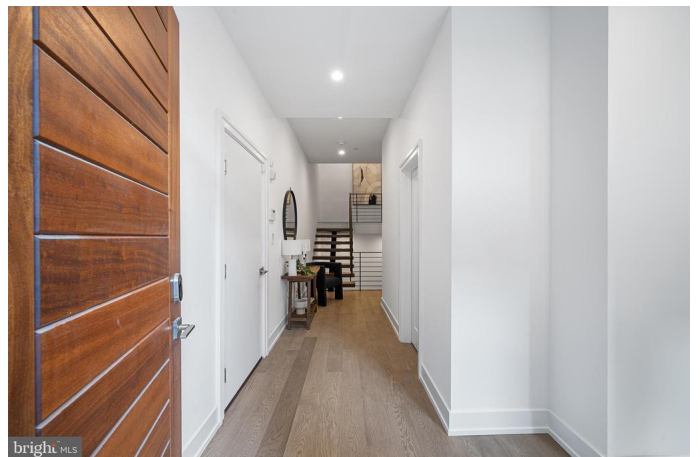
BELLA VISTA, PHILADELPHIA, PA

Welcome to 618 S Clarion Street, an extraordinary 35-foot-wide luxury townhome tucked within the private, gated Kater Court community in the heart of Bella Vista. Offering over 4,000 square feet of impeccably designed living space, this rare residence features a private 2-car garage, elevator access to every level, and refined indoor-outdoor living in one of Philadelphia's most vibrant neighborhoods.

Step into a dramatic foyer where soaring ceilings and wide-plank hardwood floors set a sophisticated tone. Just off the entry, you'll find direct access to the large 2 car garage. One floor below is a spacious flex room with a full bath and wet bar—perfect for a media lounge, guest suite, or home gym. From there, the private elevator provides effortless access to the main living level.

Bathed in natural light, the open-concept layout is designed for both comfort and entertaining. A sleek fireplace anchors the living area, while the adjoining chef's kitchen impresses with a six-burner Wolf range, Sub-Zero appliances, handcrafted cabinetry, and a statement island. Just beyond, a balcony off the kitchen extends the living space outdoors—ideal for quiet mornings over coffee and evening gatherings with friends and family.

The Owner's Suite occupies its own full floor—a serene retreat featuring oversized windows, dual walk-in closets, and a spa-inspired bath with Porcelanosa tile,



Waterworks fixtures, a freestanding soaking tub, and a large walk-in shower.

The fourth floor offers three additional bedrooms and two full baths. One bedroom includes its own en-suite, while the other two generously sized rooms flank a spacious bathroom with a double vanity—perfect for guests or family.

At the top, a sunlit bonus room with built-in wet bar opens through a wall of sliding glass doors to an oversized private terrace with open western views of the Center City skyline—an ideal setting for entertaining or unwinding under the stars.

With four bedrooms, four full baths, two half baths, multiple outdoor spaces, 2 car garage, and approximately six years remaining on the tax abatement, 618 S Clarion delivers a rare blend of luxury, scale, and location in the heart of Center City. This exceptional home is a true gem—don't miss the opportunity to make it yours.

Built in 2021

Essential Information

MLS® #	PAPH2521208
Price	\$1,999,999
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	4,194
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Other, Contemporary
Status	Active

Community Information

Address	618 S Clarion St
Area	19147
Subdivision	BELLA VISTA
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19147

Amenities

Amenities	Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, Elevator, Recessed Lighting, Master Bath(s), Sound System, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wood Floors
Parking	Paved Driveway, Secure Parking
# of Garages	2
Garages	Garage Door Opener, Garage - Rear Entry, Built In, Inside Access
View	City

Interior

Interior Features	Floor Plan-Open
Heating	Forced Air, Central
Cooling	Central A/C, Energy Star Cooling System
Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas/Propane
# of Stories	5
Stories	5

Exterior

Exterior	Brick and Siding
Exterior Features	Balconies-Multiple
Foundation	Slab

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	July 28th, 2025
Days on Market	90
Zoning	RSA5

Listing Details

Listing Office	Elfant Wissahickon Realtors
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Listing information last updated on October 26th, 2025 at 12:30am EDT