

\$815,000 - 2537 Graduate Sq, PHILADELPHIA

MLS® #PAPH2547920

\$815,000

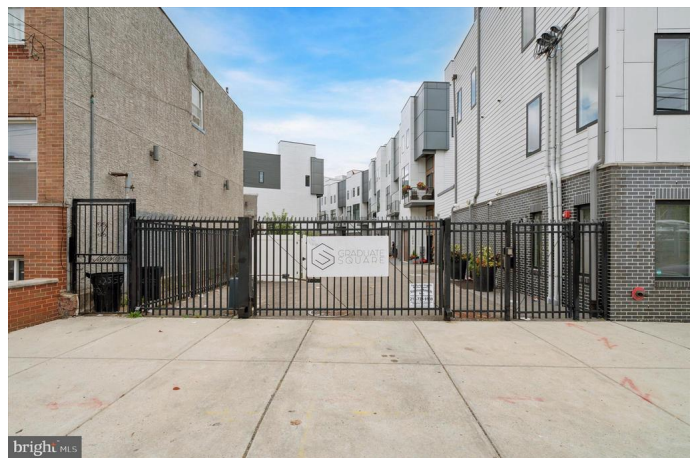
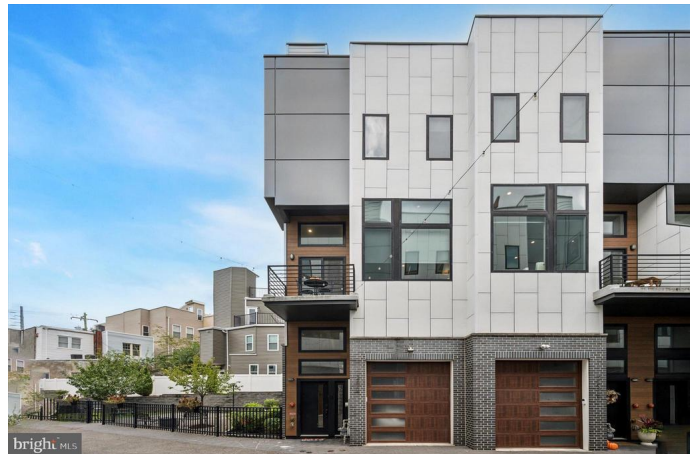
3 Bedroom, 3.50 Bathroom, 2,347 sqft

Residential on 0.02 Acres

GRADUATE HOSPITAL, PHILADELPHIA, PA

Experience the best of luxury urban living in this stunning 3-bedroom, 3.5-bathroom townhome with a two-car garage located in the highly sought-after gated community of Graduate Square. Enjoy just under 4 years remaining on the tax abatement, offering exceptional long-term value. This home is one of a handful of end-unit homes. A twin. Only attached on one side. This gives the owner an added exposure to all the western light one could wish for. The home's spacious two-car garage design accommodates a 2-car vehicle lift, allowing for easy parking of two full-sized vehicles – a true rarity in the city. The fully finished basement provides flexible space ideal for a home office, gym, media room, or even a fourth bedroom.

The first floor welcomes you with a gracious foyer, coat closet, and a versatile office area that opens through sliding glass doors to a peaceful private patio. This level also features a large bedroom overlooking the patio and a full bathroom – perfect for guests or multi-generational living. Upstairs, the main living area impresses with soaring 12-foot ceilings and an abundance of southern light pouring through floor-to-ceiling windows fitted with custom blinds. The open-concept design seamlessly connects the living, dining, and kitchen areas, creating an ideal environment for both entertaining and everyday living. The chef's kitchen features sleek quartz countertops, a spacious island for casual dining, and high-end GE Profile stainless steel



appliances. Step out onto the balcony from the living area to enjoy your morning coffee or an evening breeze. The third floor features a bright secondary bedroom with a walk-in closet and access to a full bathroom located in the hallway. A laundry closet equipped with a full-sized washer and dryer, along with a utility sink, adds convenience. The primary suite offers stunning views of the Center City skyline, a generous walk-in closet, and a spa-like bath complete with dual vanities and a luxurious rain shower. Continue to the expansive roof deck, a private urban retreat with custom planters, lounge seating, and breathtaking panoramic city views—perfect for relaxing or entertaining.

Graduate Square residents enjoy a low HOA fee that covers trash removal, landscaping, and snow service, as well as access to a beautifully landscaped private park. The pet-friendly community boasts an impressive Walk Score of 85, indicating that most errands can be easily accomplished on foot. Just steps away are local favorites like Grace Tavern, Illata Restaurant, Igloo Frozen Yogurt, Dock Street Brewery, and Sidecar Bar & Grill, as well as grocery options including The Fresh Grocer and Heirloom Market. Fitness and wellness are conveniently accessible with City Fitness, Tuck Barre & Yoga, Stretch Zone, and more nearby. Conveniently located near CHOP, UPenn, Drexel, and the Schuylkill River Trail, with easy access to I-76, South Street Bridge, and Philadelphia International Airport.

Graduate Square offers luxury, location, and lifestyle — all in one exceptional home.

Built in 2018

Essential Information

MLS® #	PAPH2547920
Price	\$815,000

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,347
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Contemporary
Status	Active

Community Information

Address	2537 Graduate Sq
Area	19146
Subdivision	GRADUATE HOSPITAL
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19146

Amenities

# of Garages	2
Garages	Garage - Front Entry, Inside Access

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
# of Stories	3
Stories	3.5

Exterior

Foundation	Concrete Perimeter
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School Information

District	PHILADELPHIA CITY
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Additional Information

Date Listed	October 17th, 2025
Days on Market	5
Zoning	IRMX

Listing Details

Listing Office	BHHS Fox & Roach-Center City Walnut
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