

# \$1,040,000 - 737 Swann Ave #212, ALEXANDRIA

MLS® #VAAX2047800

**\$1,040,000**

2 Bedroom, 2.50 Bathroom, 1,439 sqft

Residential on 0.00 Acres

POTOMAC YARD, ALEXANDRIA, VA

Gorgeous light filled two bedroom condo is the epitome of modern luxury. As the former model this condo features custom trim and lighting. Sited on the quiet, residential side of the building and featuring an open, sun-filled floor plan with 9'™ ceilings, wood floors, Bosch stainless-steel appliances and Waterworks bath fixtures. The chef's™ kitchen has imported Italian cabinetry, a large quartz waterfall center island, panelized fridge/freezer and abundant storage. A defined dining area opens to a large balcony offering plenty of seating and overlooking the landscaped courtyard. The spacious primary suite has two custom closets, one a walk-in, a spa-like primary bathroom with dual sinks, LED vanity mirror and modern frameless glass shower. The second bedroom features a built-in Murphy bed and storage, perfect for overnight guests while allowing flexibility to use the room as a den or office. A clever, custom built "cloffice"™ allows work clutter to be quickly hidden behind closed doors but can easily be re-converted back to a standard closet. The ensuite bath includes a deep soaking tub. An oversized garage space and separate, large lockable storage are also included. <p><p>Dylan at Potomac Yard includes a stunning roof-top party room and patio with breathtaking views of Washington DC, National Airport and the Potomac River. The patio has numerous seating areas, a fire pit and a gas grill for cooking. A gym, maker's™ space and dog wash station are



also available to residents as well as a concierge (7 days a week!) and on-site management. The condo fee includes water, sewer & gas. <p>Located in the heart of Potomac Yard, you are just steps away from the Potomac Yard Metro station, CVS, Giant, Target, Founding Farmers and a short walk to the charming shops and restaurants on Mount Vernon Avenue in Del Ray. Across the street, Potomac Yard Park offers pickleball, tennis and basketball courts. Dedicated walking and bike paths lead directly to Old Town and National Landing.

Built in 2023

**Essential Information**

|                |                                                   |
|----------------|---------------------------------------------------|
| MLS® #         | VAAX2047800                                       |
| Price          | \$1,040,000                                       |
| Bedrooms       | 2                                                 |
| Bathrooms      | 2.50                                              |
| Full Baths     | 2                                                 |
| Half Baths     | 1                                                 |
| Square Footage | 1,439                                             |
| Acres          | 0.00                                              |
| Year Built     | 2023                                              |
| Type           | Residential                                       |
| Sub-Type       | Condo, Unit/Flat/Apartment, Mid-Rise 5 - 8 Floors |
| Style          | Transitional                                      |
| Status         | Active Under Contract                             |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 737 Swann Ave #212 |
| Subdivision | POTOMAC YARD       |
| City        | ALEXANDRIA         |
| County      | ALEXANDRIA CITY-VA |
| State       | VA                 |
| Zip Code    | 22301              |

**Amenities**

|              |                 |
|--------------|-----------------|
| Parking      | Prk Space Cnvys |
| # of Garages | 1               |
| Garages      | Underground     |

## Interior

|              |                             |
|--------------|-----------------------------|
| Heating      | Heat Pump(s)                |
| Cooling      | Central A/C, Ceiling Fan(s) |
| # of Stories | 1                           |
| Stories      | 1 Story                     |

## Exterior

|          |                                  |
|----------|----------------------------------|
| Exterior | Brick and Siding, Concrete/Block |
|----------|----------------------------------|

## School Information

|          |                                |
|----------|--------------------------------|
| District | ALEXANDRIA CITY PUBLIC SCHOOLS |
|----------|--------------------------------|

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 68              |
| Zoning         | CONDO           |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Washington Fine Properties, LLC |
|----------------|---------------------------------|

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Listing information last updated on October 19th, 2025 at 12:30am EDT