



3458 West 63rd Avenue
Denver, CO 80221



 Townhouse  1310 SQFT  2 Beds  2/1 Baths  1 Car

PROPERTY DETAILS

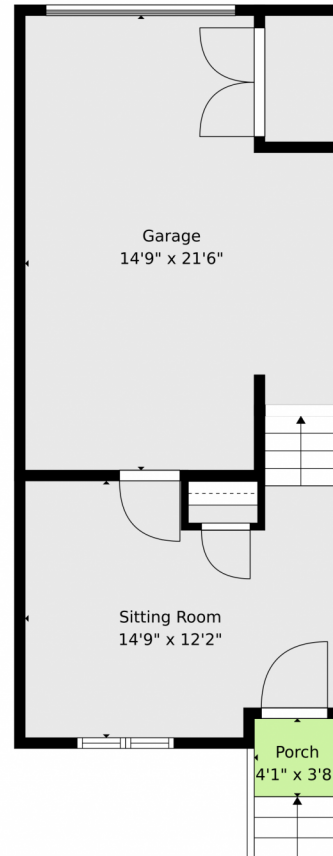
What I love most about my home is its blend of comfort, style, and location. The sunny balcony and natural light make every room feel welcoming, while luxury finishes add elegance. I enjoy stunning mountain views and being close to a private lake and Jim Baker Reservoir for peaceful walks. It's just minutes from Tennyson Street, the Highlands, and downtown. The neighborhood is safe and inviting, with automatic lighting, a gated entrance, and a friendly community. Inside, the layout is perfect, featuring space for guests and a home office, 2.5 bathrooms, ample closet space, and extra garage storage. This home truly has it all—it's the best I've ever had.



Jaden Combs
303-324-1437
jaden@kentwood.com



3458 West 63rd Avenue, Denver, CO 80221 — Lower Level



TOTAL: 1175 sq. ft
BELOW GROUND: 183 sq. ft, FLOOR 2: 496 sq. ft, FLOOR 3: 496 sq. ft
EXCLUDED AREAS: PORCH: 15 sq. ft, GARAGE: 278 sq. ft, UNDEFINED: 20 sq. ft,
BALCONY: 70 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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3458 West 63rd Avenue, Denver, CO 80221 — Main



TOTAL: 1175 sq. ft
BELOW GROUND: 183 sq. ft, FLOOR 2: 496 sq. ft, FLOOR 3: 496 sq. ft
EXCLUDED AREAS: PORCH: 15 sq. ft, GARAGE: 278 sq. ft, UNDEFINED: 20 sq. ft,
BALCONY: 70 sq. ft

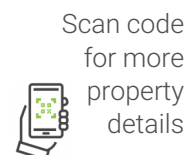
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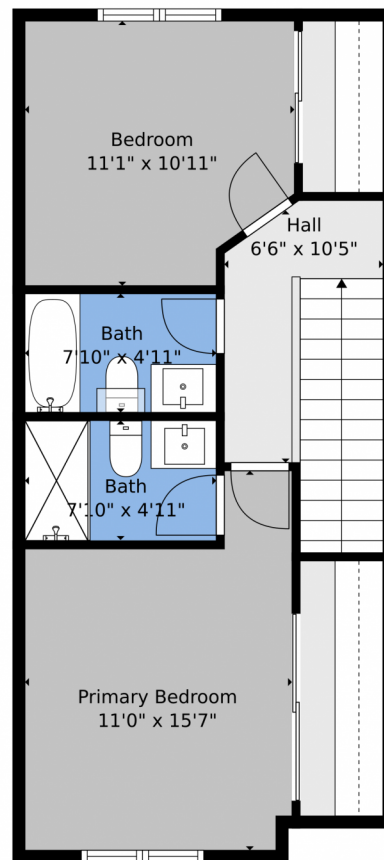
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3458 West 63rd Avenue, Denver, CO 80221 — 2nd Level



TOTAL: 1175 sq. ft
BELOW GROUND: 183 sq. ft, FLOOR 2: 496 sq. ft, FLOOR 3: 496 sq. ft
EXCLUDED AREAS: PORCH: 15 sq. ft, GARAGE: 278 sq. ft, UNDEFINED: 20 sq. ft,
BALCONY: 70 sq. ft

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3458 West 63rd Avenue, Denver, CO 80221 — All Levels



TOTAL: 1175 sq. ft
BELOW GROUND: 183 sq. ft, FLOOR 2: 496 sq. ft, FLOOR 3: 496 sq. ft
EXCLUDED AREAS: PORCH: 15 sq. ft, GARAGE: 278 sq. ft, UNDEFINED: 20 sq. ft,
BALCONY: 70 sq. ft

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