

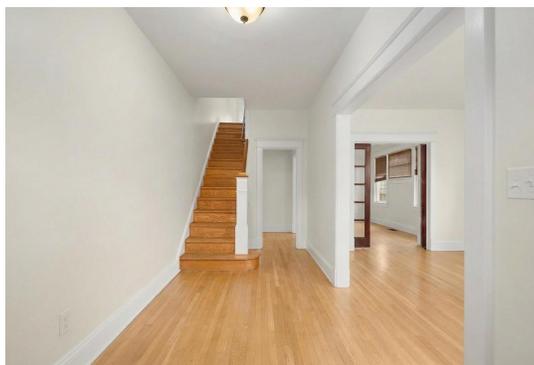
COMPASS

Jenn Smira
& CO.

FINE
HOMES

2015 Allen Pl NW

Kalorama | 6 Bedrooms | 3.5 Bathrooms | Off-Street Parking



Timeless Semi-Detached Residence in Kalorama Triangle Historic District

Welcome to 2015 Allen Place NW, a beautifully positioned end unit rowhome in the heart of Kalorama, offering exceptional scale, historic character, and modern updates. Set within the Kalorama Triangle Historic District, this home features 6 bedrooms and 3.5 baths, with elegant period details and generous living spaces throughout. The main residence spans two levels and is defined by its warmth, light, and architectural charm. Rich hardwood floors extend throughout, while large windows fill the home with natural light. The expansive living and dining rooms flow seamlessly together, creating an ideal setting for both everyday living and entertaining. A well-appointed kitchen anchors the space, featuring ample cabinetry, mosaic tile backsplash, and a bright breakfast area or sunroom that overlooks the surrounding neighborhood. Upstairs, four well-proportioned bedrooms provide comfortable and versatile living, additionally a secondary sunroom accessed from one of the bedrooms, perfect as a reading retreat or workspace. Recent improvements include updated HVAC and a newer washer and dryer conveniently located on the main level.

The lower level offers a fully independent 2 bedroom apartment with its own kitchen, full bath, and both front and rear entrances, ideal for guests, extended living, or rental income. The property also includes off-street parking at the rear, a rare convenience in this coveted neighborhood. The property is currently tenant-occupied, generating strong rental income with the main residence leasing for \$5,800 per month and the lower-level unit producing \$2,800 per month.

Located just moments from Kalorama Park, the home offers easy access to the Smithsonian National Zoo, Rock Creek Park, Woodley Park, and Metro, as well as a vibrant selection of restaurants and neighborhood favorites. 2015 Allen Place NW represents a rare opportunity to own a residence that seamlessly combines historic Washington character with modern livability in one of the city's most distinguished neighborhoods.



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