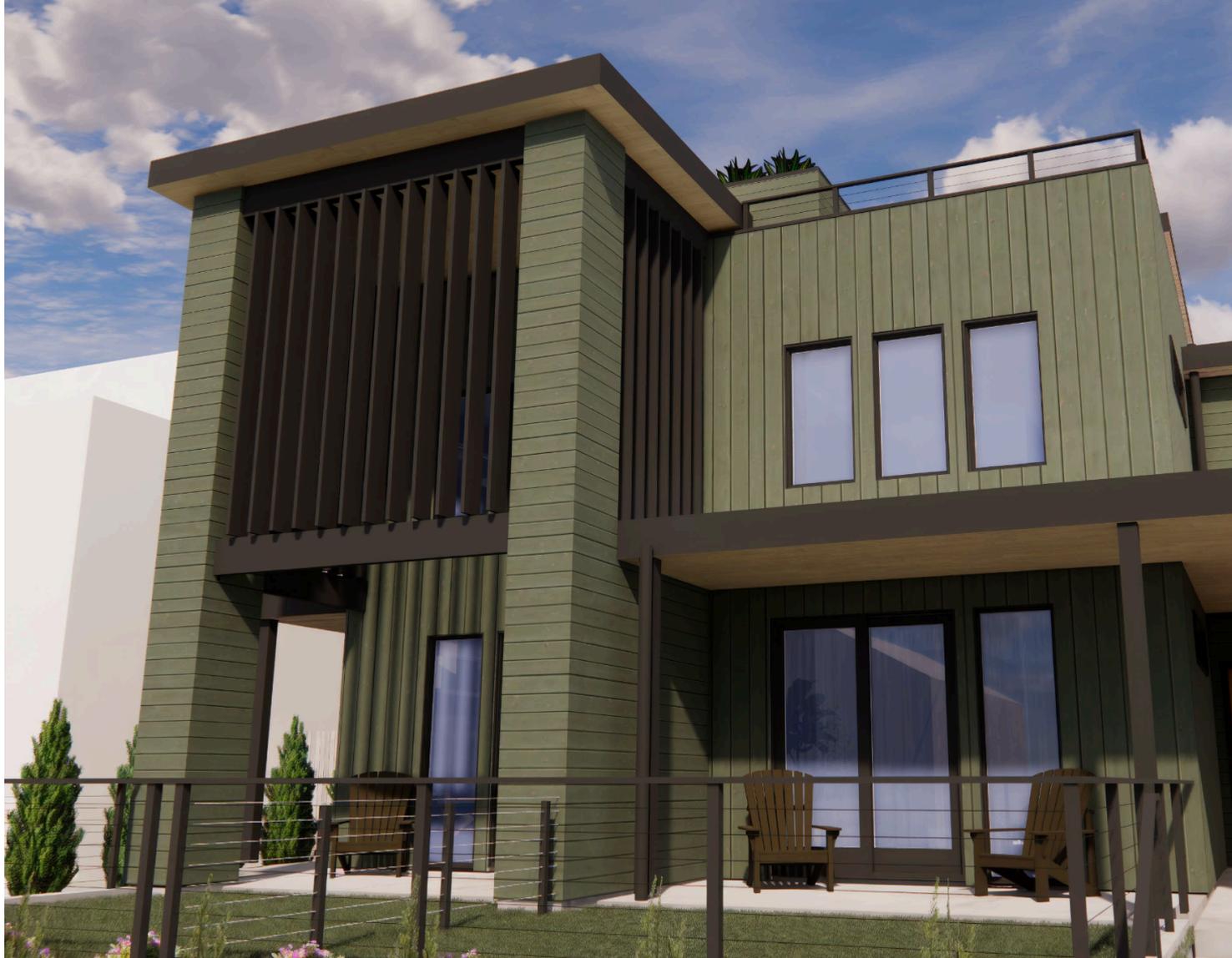


2162 S GRANT STREET







New Development | South Broadway



2162 S GRANT STREET

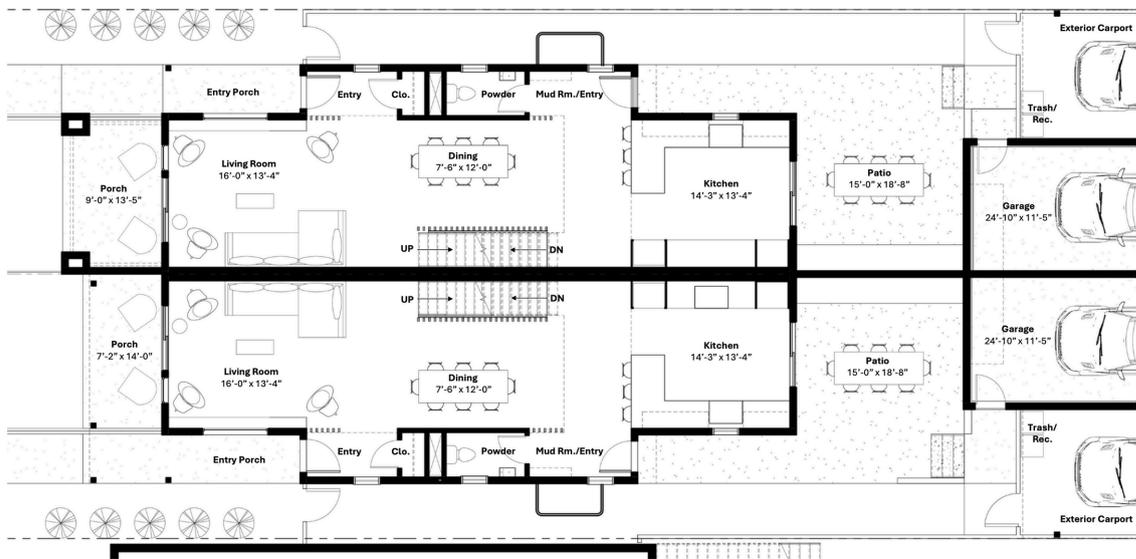
New construction duplex offering two thoughtfully designed residences in the heart of South Broadway. Striking architecture sets the tone with vertical wood siding, a curated palette, and a sculptural slat façade that delivers strong curb presence while maintaining an inviting, organic design. Covered front patios and multiple indoor/outdoor connections support year-round living and entertaining.

4 BD | 5 BA | 3,152 SQFT

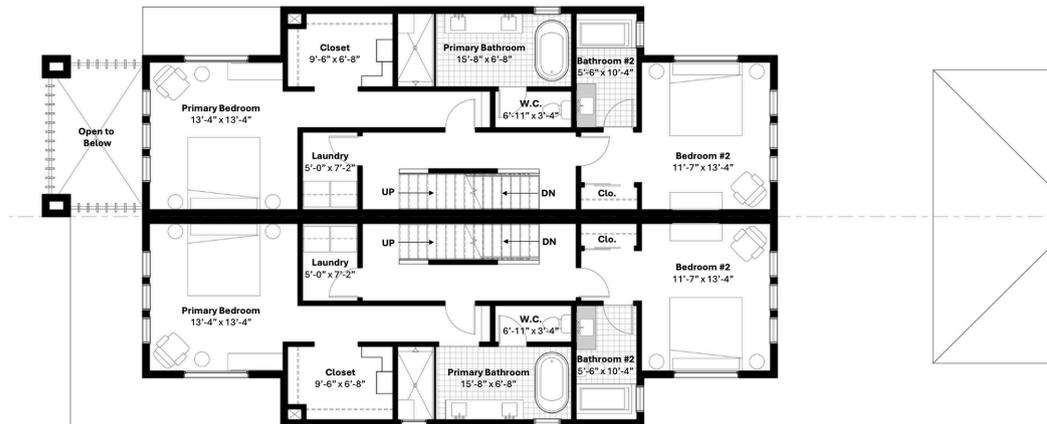


Floor Plans

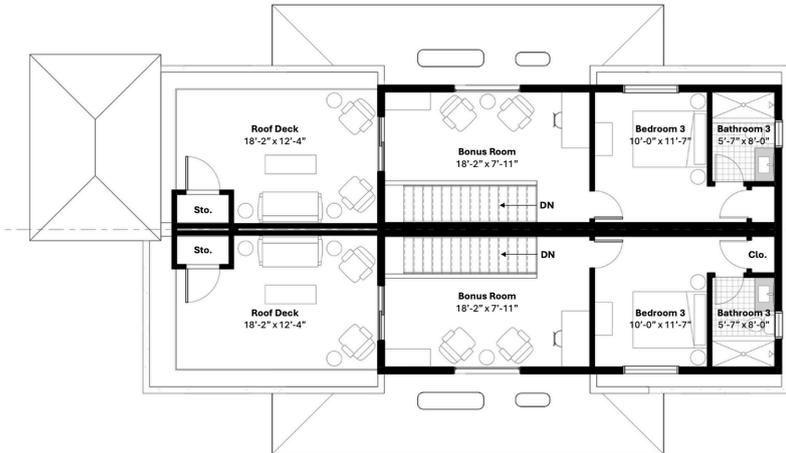
First Floor



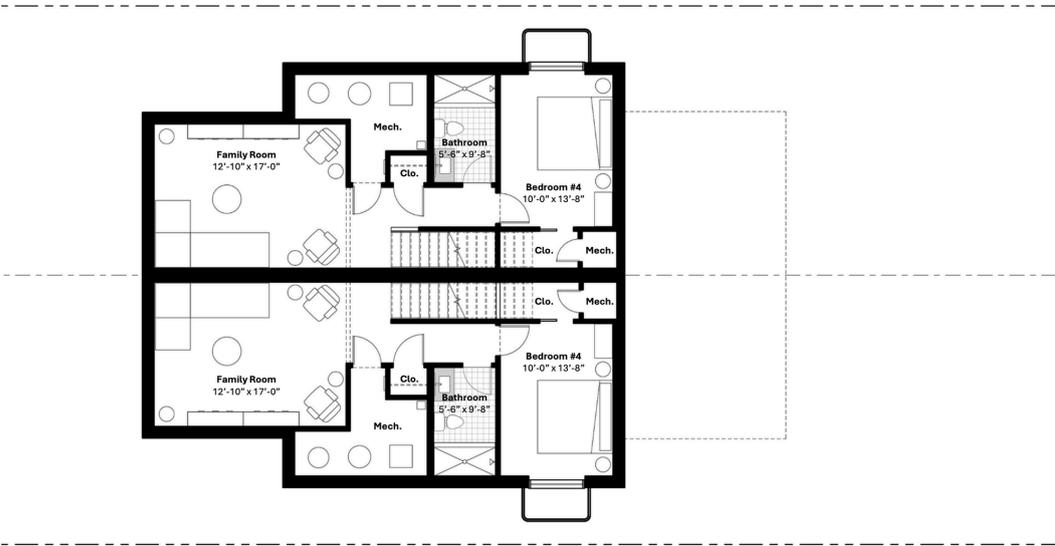
Second Floor



Third Floor



Basement





Striking Design. Exceptional Features.

- Open Layout with Defined Dining Space
- Eat-in Kitchen with Bar Seating
- direct outdoor access for al fresco dining
- Scandinavian Inspired Kitchen design
- Warm stone countertops, solid slab backsplashes, clean-lined millwork, stainless steel appliances, induction cooking,
- Soft neutral tones, layered architectural lighting, and expansive windows create a calm, light-filled interior.
- A mudroom for everyday functionality
- The upper level includes a spacious primary suite with a large walk-in closet
- Spa-style 5-piece bath featuring vertical tile, natural textures, and refined fixtures.
- secondary Suite and Full Laundry Room
- The third level offers a private suite
- bonus room with direct access to the rooftop deck
- The finished basement with a family room, fourth bedroom, and 3/4 bath.
- Each residence includes a detached one-car garage plus additional covered off-street parking.
- Material selections emphasize soft woods, warm neutrals, and natural stone, hallmarks of Nordic architecture focused on function, comfort, and quiet luxury.
- Located within one of Denver's most walkable and creative corridors
- Walking distance to local favorites like: Corvus Coffee Roasters, Sushi Den / Izakaya Den, Platt Park Brewing Co., Hazel Art Bar + Interiors.
- Close Proximity to Evans Light Rail Station and Louisiana-Pearl Station.
- Positioned between Platt Park, Rosedale, University, and Wash Park neighborhoods

COMPASS

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