



22 E Bayaud Ave. Denver, CO 80209





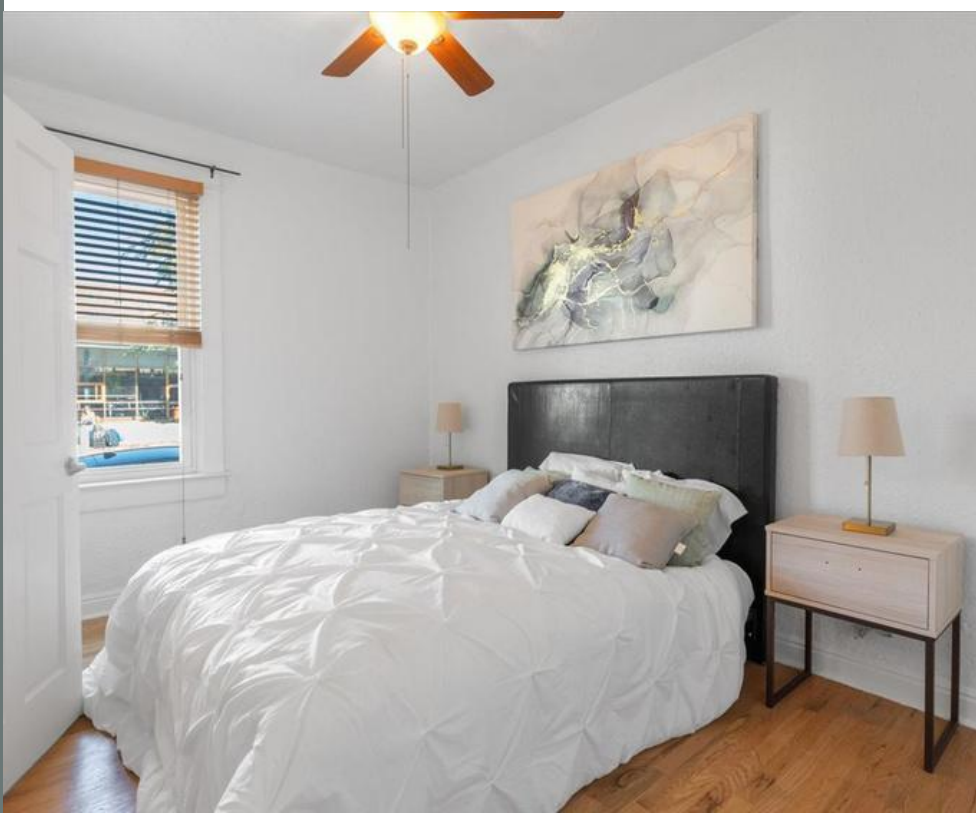
Charming Townhome in the Baker Neighborhood of Denver

Visit [22Bayaud.com](https://www.22Bayaud.com) for more details! Discover this beautifully updated townhome at 22 E Bayaud Ave, perfectly positioned in Denver's highly desirable Baker neighborhood—a location known for its incredible walkability and urban charm. Just steps from Voodoo Doughnuts, Atomic Cowboy, Irish Rover Pub, Adrift Tiki Bar, Punch Bowl Social, and Postino Wine Bar, this home puts the best of Denver dining and nightlife right outside your door.

The inviting brick exterior and covered front porch set the tone for the charm within. Step inside to find refinished hardwood floors, fresh paint, and an open, light-filled layout that blends modern updates with classic character. The kitchen offers a breakfast bar, ample cabinet space, and easy flow to the living and dining areas, ideal for entertaining. Two versatile bedrooms provide space for guests, a home office, or a cozy retreat. The updated bathroom features contemporary tile and fixtures for a stylish touch. A spacious unfinished basement offers laundry, utility sink, and abundant storage or room to expand. Enjoy outdoor living in your private fenced backyard, shaded by a mature tree—perfect for morning coffee or evening gatherings. The home includes two on-street parking permits, making city living simple and convenient.

Recent upgrades include refinished hardwood floors, fresh interior paint, and a fully cleaned and serviced HVAC system (2025), ensuring this property is truly move-in ready. Live the Baker lifestyle—walkable streets, local cafes, and easy access to Downtown Denver, South Broadway, and the Santa Fe Arts District. A rare opportunity to own a piece of Denver's vibrant heart.

www.22Bayaud.com

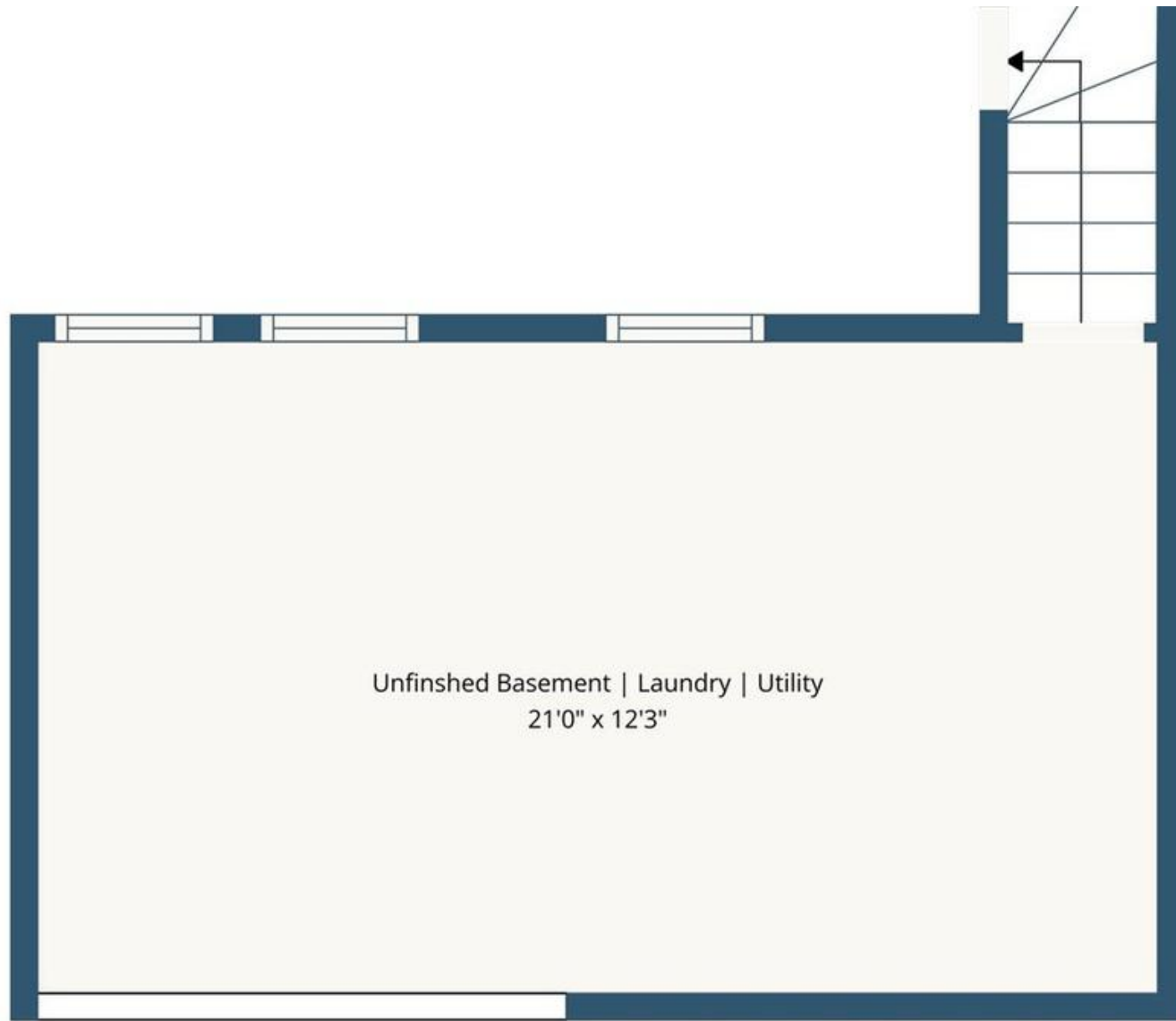


FLOOR PLAN



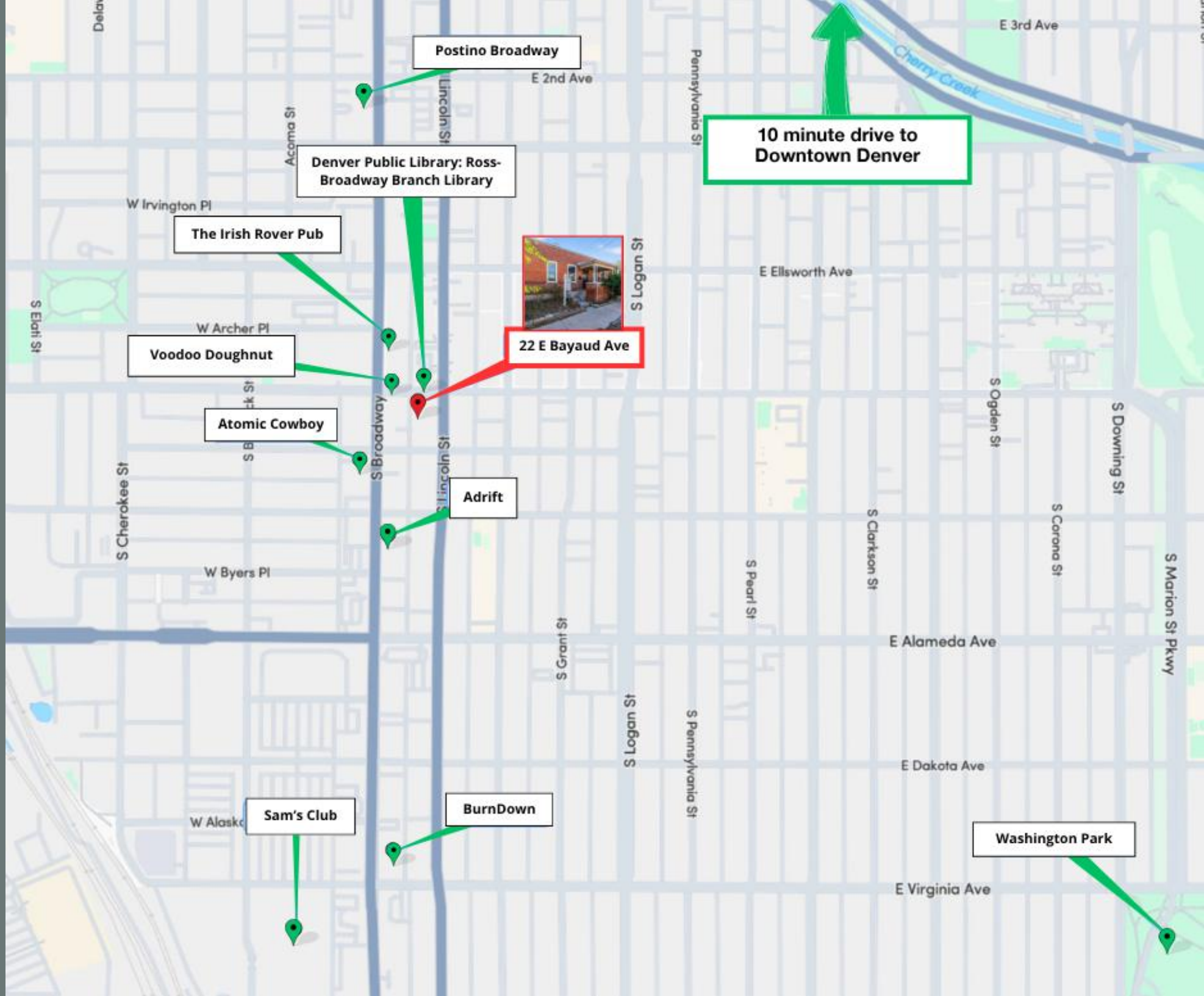
MAIN LEVEL

FLOOR PLAN



BASEMENT

MAP





Michelle Glass
Senior Real Estate Advisor | Realtor
720-575-2870
MichelleDirect@KW.com

www.GlassPropertiesGroup.com

“We help our clients build wealth through Real Estate”

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Property Description

Beds: 2
Baths: 1
Year Built: 1905
Total SF: 1,099 Sqft

Special Features

- Prime Baker neighborhood location
- Incredibly walkable — steps to Voodoo Doughnuts, Atomic Cowboy, Irish Rover Pub, Adrift Tiki Bar, Punch Bowl Social + Postino Wine Bar
- Minutes to Downtown Denver + South Broadway
- Two on-street parking permits included
- Classic brick exterior with covered front porch
- Gorgeous hardwood floors throughout
- Spacious unfinished basement with laundry + storage
- Private fenced backyard

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