

THE CHICAGO LIFESTYLE AT ITS BRIGHTEST

1908 W IRVING PARK ROAD #201





3 BEDROOM
2 BATH
TAXES: \$10,245.27
ASSESSMENTS: \$411

Welcome to the Chicago Lifestyle, a North Center story.

Corner living at its finest, this sun-filled 3-bedroom, 2-bath home offers approximately 1,600 square feet of thoughtfully designed space. South and east exposures flood the home with natural light, highlighting wide-plank acacia floors and an open-concept living, dining, and kitchen area centered around a gas fireplace and granite-topped peninsula. Six soundproof windows keep the home bright, peaceful, and private.

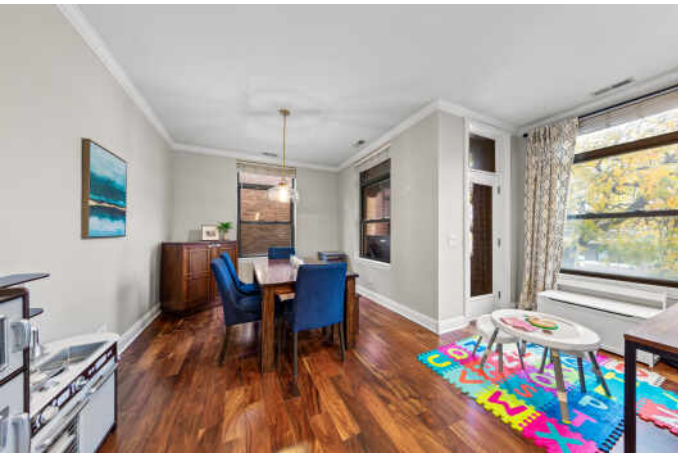
The spacious primary suite features a walk-in closet and a beautifully renovated spa bath completed in 2021, while two additional bedrooms, custom closet systems, a full laundry room, and abundant storage provide comfort and convenience throughout.

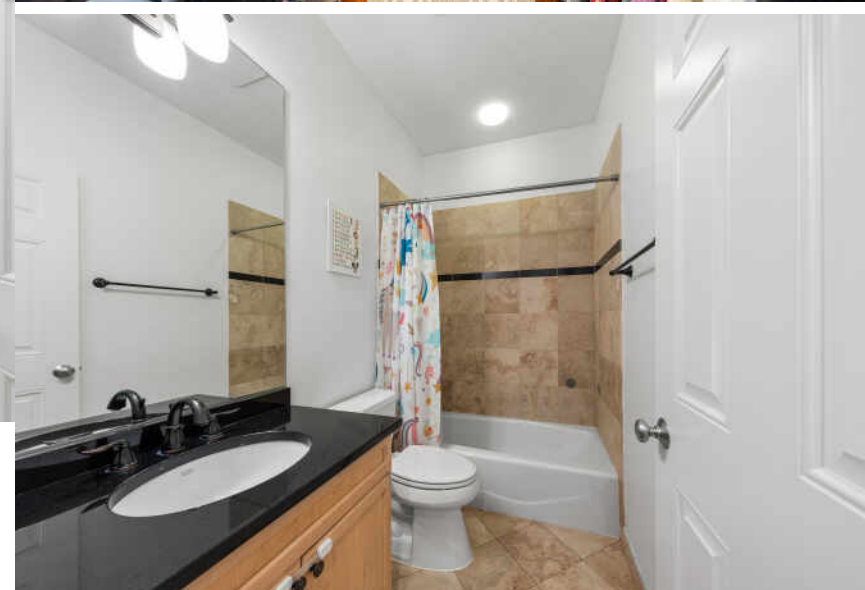
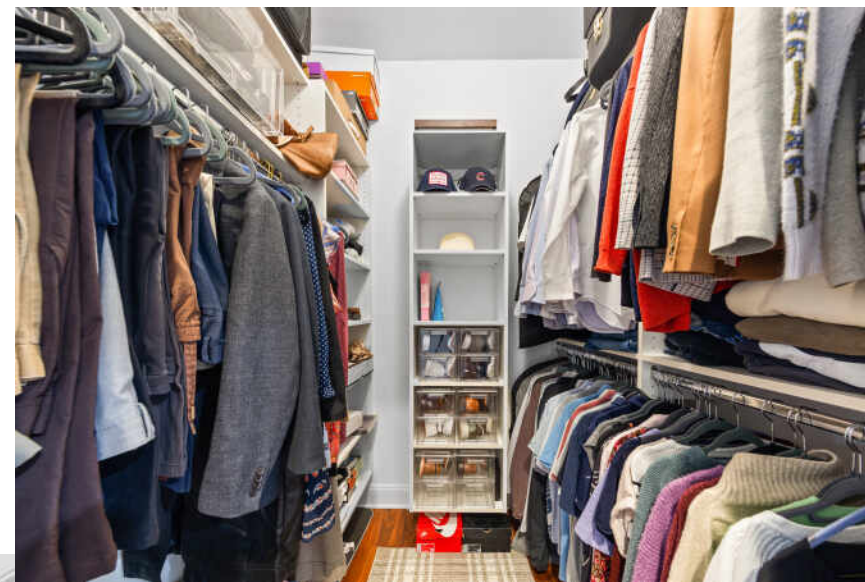
Residents enjoy a boutique elevator building with a common rooftop deck showcasing skyline views, a private covered balcony, and included garage parking. Just outside, North Center offers the best of city living, with the Brown Line one block away, Welles Park and Trader Joe's nearby, and the restaurants and charm of Lincoln Square just moments from home.

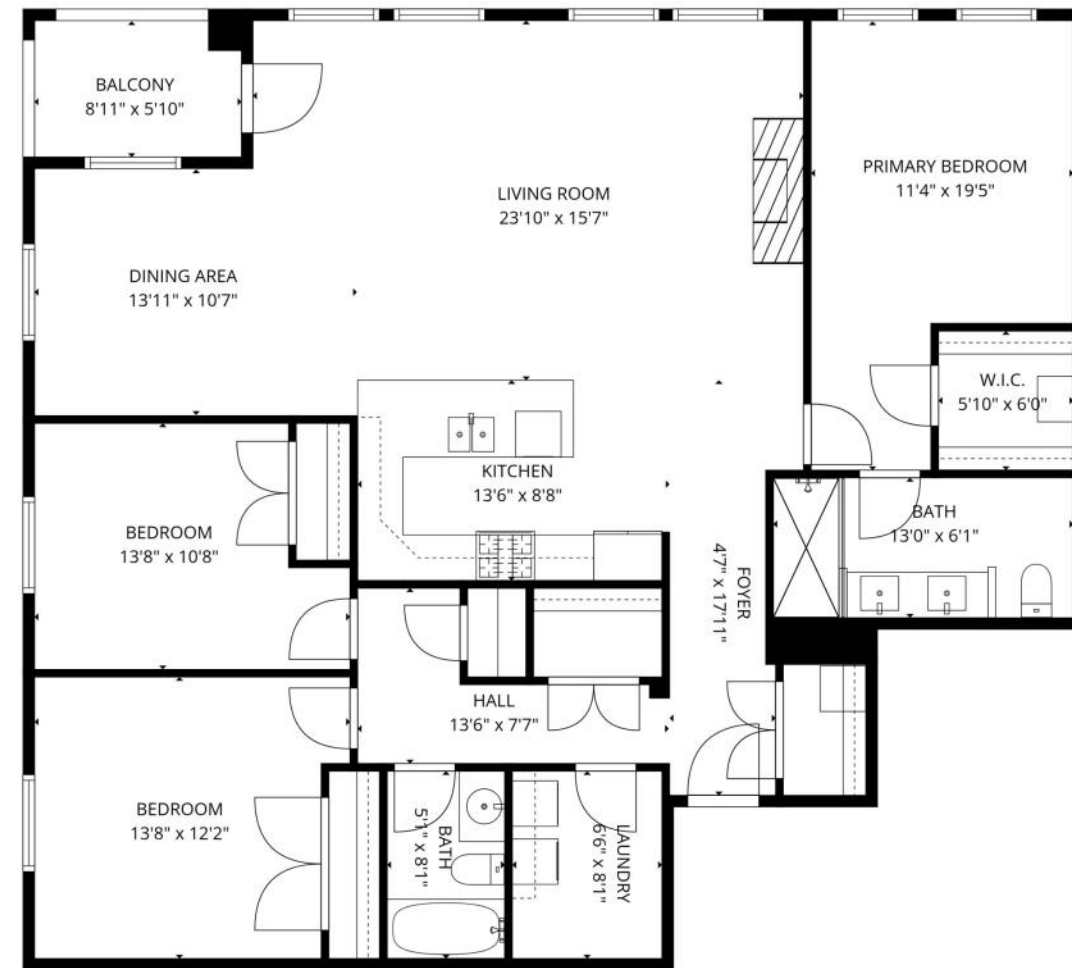
A rare combination of light, space, and location—ready for its next chapter.

- Boutique all-brick elevator building with just 12 residences, professionally managed and meticulously maintained
- Six oversized south-facing windows, professionally soundproofed for quiet, sun-filled living, plus a gas fireplace updated in 2024 and new kitchen and dining lighting installed in 2025
- Included garage parking with built-in overhead storage, along with a bike room, mail room, and ButterflyMX keyless entry system
- Approximately one block from the Irving Park Brown Line station and located within the highly sought-after Coonley Elementary School attendance boundary









TOTAL: 1567 sq. ft
 1st floor: 1567 sq. ft
 EXCLUDED AREAS: BALCONY: 54 sq. ft, WALLS: 87 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



ANY WAY YOU LOOK AT IT, **NORTH CENTER** IS NO MIDDLE-OF-THE-ROAD NEIGHBORHOOD.

Residents enjoy picturesque views of the Chicago River, large parks, a vibrant shopping district, and an abundance of things to do.

Anchored by the North Center Town Square, the community offers events including a farmers market and annual festivals headlined by Ribfest, which is celebrating over two decades of tasty ribs and live entertainment. Three city parks, a bowling alley, and an indoor ice arena provide recreational and sports activities, while the neighborhood's shopping area includes retail boutiques and art galleries. Chicagoans also frequent the Half Acre Beer Company and local performance venues such as Martyrs'.

North Center offers a variety of housing options ranging from riverfront properties to Victorians with wrap-around porches. Newly-constructed residences coexist with historic buildings, while aging apartment buildings are being converted to updated condos.

The neighborhood is located a mile from the lakefront and seven miles from The Loop, which is within easy reach for commuters thanks to numerous bus routes and two CTA Brown Line stops.



SAMUEL CIOCHON

CELL: 312.513.5337

EMAIL: SAMUELCIOCHON@ATPROPERTIES.COM

FOLLOW US: @SAMUELCIOCHON

WWW.CHICAGOLIFESTYLE.COM