1944 N SEMINARY AVENUE #1

LINCOLN PARK







ROOM DIMENSIONS

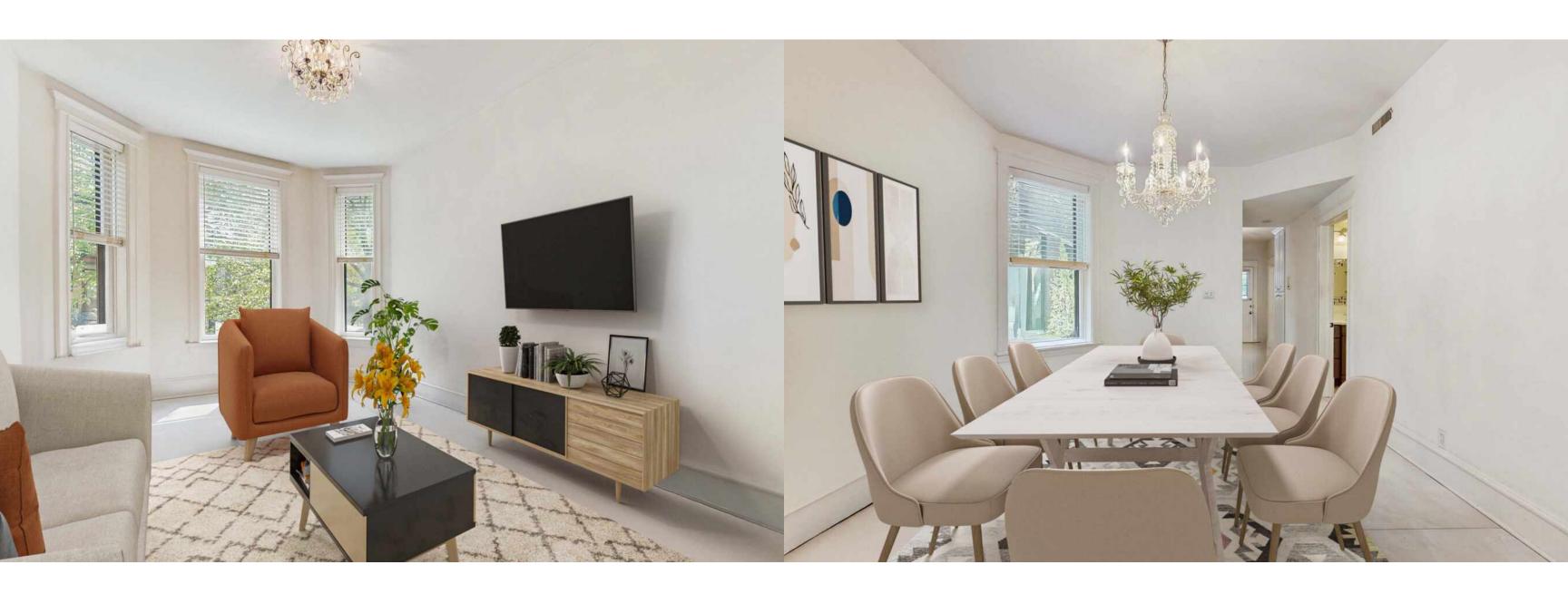
LIVING ROOM: 15' × 11'
DINING ROOM: 19' × 11'
KITCHEN: 13' × 10'
PRIMARY BEDROOM: 11' × 8'
SECOND BEDROOM: 11' × 8'

Welcome home to this beautifully renovated 2-bedroom, 1-bathroom condo nestled on one of Lincoln Park's most picturesque, tree-lined streets. Located in an intimate, classic brick building, Unit #1 was tastefully remodeled in 2021 with a fresh, modern design while retaining its vintage character. Step inside to a bright, open-concept living space featuring oversized windows and stylish finishes throughout. The updated kitchen is a showstopper-featuring sleek cabinetry, quartz countertops, stainless steel appliances, and a chic tile backsplash. The generous primary bedroom offers great natural light, while the second bedroom is perfect as a guest room, home office, or workout space. The updated bathroom is crisp and contemporary, featuring modern fixtures and clean design. Additional highlights include central heat and air, in-unit laundry hook-up, and private outdoor space ideal for morning coffee or evening relaxation. All this, just steps from Armitage shops and restaurants, Oz Park, the Brown Line, and everything Lincoln Park has to offer.

2 BEDROOM 1 BATH

TAXES: \$7,384

ASSESSMENTS: \$316 / MONTH



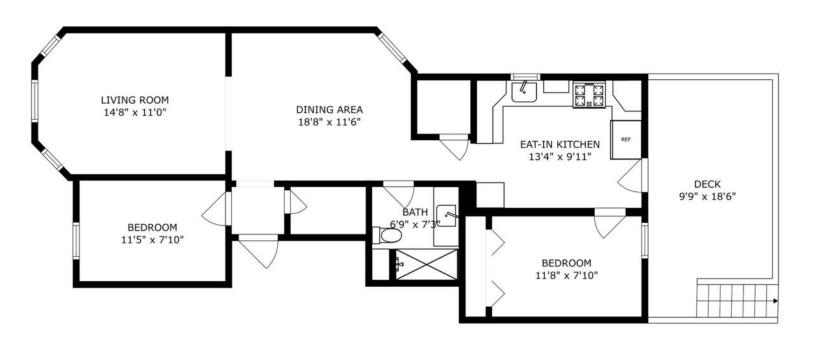
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FROM THE ARTS TO ITS FAMED ZOO RIGHT IN THEIR BACKYARD.

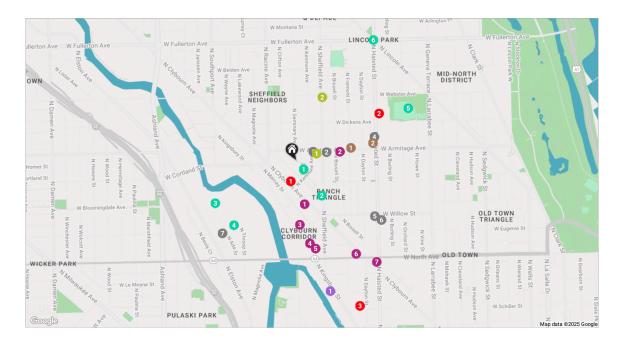
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.





- Butcher & The Burger 1021 WEST ARMITAGE AVENUE, 0.1 MI
- Chicago Bagel Authority -Armitage 953 WEST ARMITAGE AVENUE, 0.1 MI
- 3 Sai Café 1114 WEST ARMITAGE AVENUE, 0.1 MI
- Cafe Ba-Ba-Reeba! 2024 NORTH HALSTED STREET, 0.4 MI
- 5 Vinci Restaurant 1732 NORTH HALSTED STREET, 0.4 MI
- 6 Alinea 1723 NORTH HALSTED STREET, 0.5 MI
- Ada Street
 1664 NORTH ADA STREET, 0.5 MI
- COFFEE____
- La Colombe Coffee
 Workshop
 858 WEST ARMITAGE AVENUE, 0.3 MI

- Blue Door Farm Stand 2010 NORTH HALSTED STREET, 0.4 MI
- 🍳 SHOPPING_
- 1 Trader Joe's 1840 NORTH CLYBOURN AVENUE, 0.2 MI
- Paper Source
 919 WEST ARMITAGE AVENUE, 0.2 MI
- 3 Binny's Beverage Depot -Lincoln Park 1720 NORTH MARCEY STREET, 0.3 MI
- 4 Ulta Beauty 1000 WEST NORTH AVENUE STE D103, 0.4 MI
- 5 west elm 1000 west north avenue ste B, 0.4 MI
- 6 Crate & Barrel 850 WEST NORTH AVENUE, 0.5 MI
- Apple Lincoln Park
 801 WEST NORTH AVENUE, 0.6 MI

- MI GROCERY_
 - 1 Whole Foods Market 1550 NORTH KINGSBURY STREET,
 - 🍳 G Y M _
 - 1011 WEST ARMITAGE AVENUE, 0.1 MI
 - 2 CorePower Yoga Lincoln Park 959 WEST WEBSTER AVENUE, 0.3 MI
 - MEDICAL___
 - Raden Wellness, Lincoln Park Chicago
 1915 NORTH CLYBOURN AVENUE, 0.1 MI
 - 2 Better Med Spa & Wellness 2117 NORTH HALSTED STREET, 0.4 MI

- 3 Lurie Children's Outpatient Center
- 1440 NORTH DAYTON STREET, 0.7 MI
- Q PARKS_
- 1 Adams (George & Adele) Park 1919 NORTH SEMINARY AVENUE, 0.0 MI
- 2 Privet Park 1844 NORTH SHEFFIELD AVENUE, 0.2 MI
- 3 Doggy Paddle Aquatic Center For Dogs 1430 WEST WILLOW STREET, 0.4 MI
- 4 Big City Pickle Lincoln Yards 1680 NORTH THROOP STREET, 0.4 MI
- Oz Park
 2021 NORTH BURLING STREET, 0.6 MI
- 6 Lincoln Park Zoo Chicago

NOTES			

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