

1947 N WHIPPLE STREET #1
LOGAN SQUARE





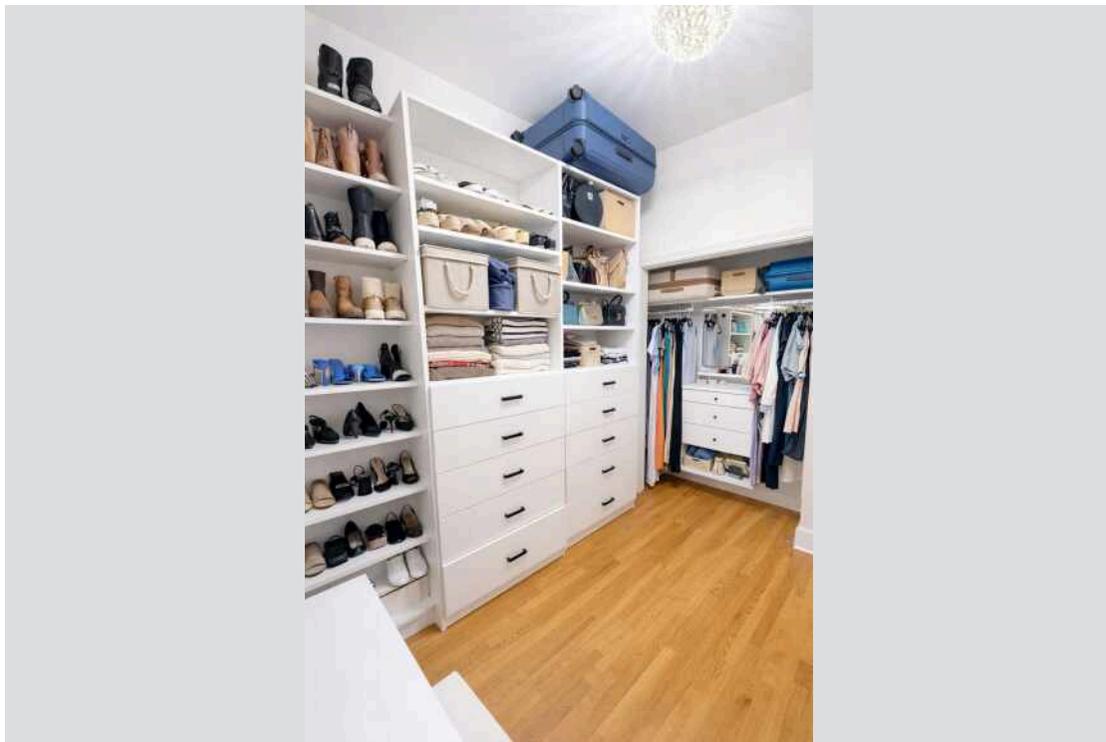
LOGAN SQUARE LAP OF LUXURY

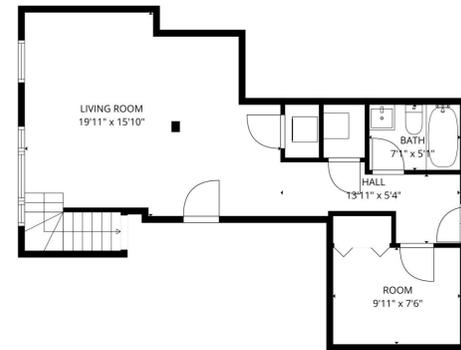
Stylish and rare 2 bed, 2 bath, duplex-down style condo with luxurious finishes just off the 606 in coveted Palmer Square pocket of Logan Square. Thoughtfully designed, the home offers a flexible layout with potential for two massive living spaces (one currently being used as a dining space) and split bedroom layout- one on each floor- that conveniently have their own bath adjacent. The primary suite is expansive and luxurious with a full-sized dressing room (yes, you read that right!) by Closets by Design. The second bed offers plentiful opportunity ideal for guests, a home office, or even a gym space. An entertainer's dream, the spacious, sun-filled kitchen opens to a large living or dining space complete with a chic Jonathan Adler light fixture. Custom Elfa closets throughout remainder of home (2025), cabinets freshly painted throughout, appliances in kitchen all newer (2022/23), newer furnace & A/C (2022), new washer/dryer (2021), new front windows on main level (2025). Nothing to do but move in and enjoy the 606 entrance at the end of the block and being steps from Palmer Square Park, Gretel, Parson's, Middle Brow and all that Logan Square's restaurant row on Armitage has to offer! *Easy, non-permitted street parking avail on Whipple, Armitage, Cortland and Albany*

2 BEDROOM
2 BATH
TAXES: 6,179.84
ASSESSMENTS: 362.36

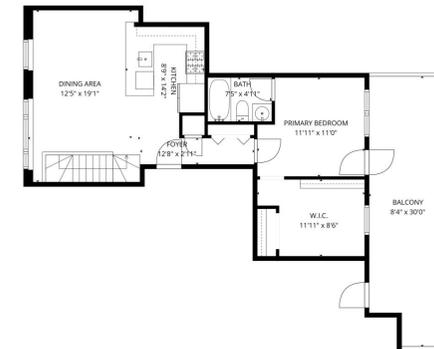




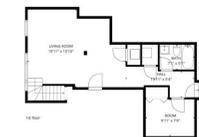




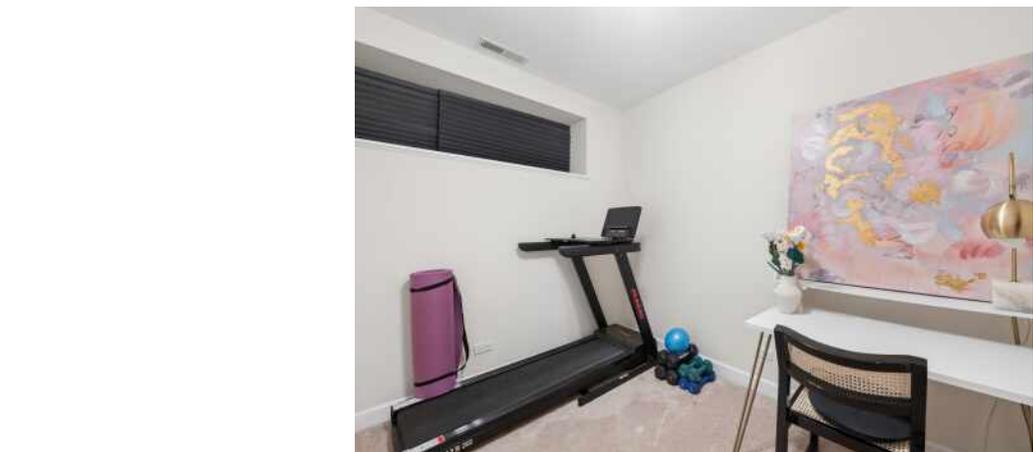
TOTAL: 1157 sq. ft.
 1st floor: 521 sq. ft., 2nd floor: 636 sq. ft.
 EXCLUDED AREAS: BALCONY: 237 sq. ft., WALLS: 143 sq. ft.



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LOGAN SQUARE PROVES THAT IT IS HIP TO BE SQUARE AFTER ALL.

The neighborhood attracts residents with its artistic vibe, park-like boulevards, and thriving dining scene.

The Logan Square Boulevards District, lined with beautiful homes and mature trees, is a designated Chicago landmark.

Although it's surrounded by some of Chicago's trendiest areas for nightlife, the neighborhood definitely holds its own. Logan Square is home to locally-owned restaurants, bars, and bistros, including hotspots noted by *Bon Appétit* as among Chicago's best. Artists and musicians live and work in the neighborhood, performing and displaying their art at local coffee shops, cafes, and theaters.

Known for its historic greystones, large bungalows, and stately mansions, Logan Square has seen a boom of residential development, including condominiums, lofts, townhomes, three-flats, and single-family homes. While there is ample new construction, the community still retains its historic charm by repurposing and preserving its landmarks.

The neighborhood's easy access to the CTA Blue Line is another draw for residents along with The 606 trail.



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