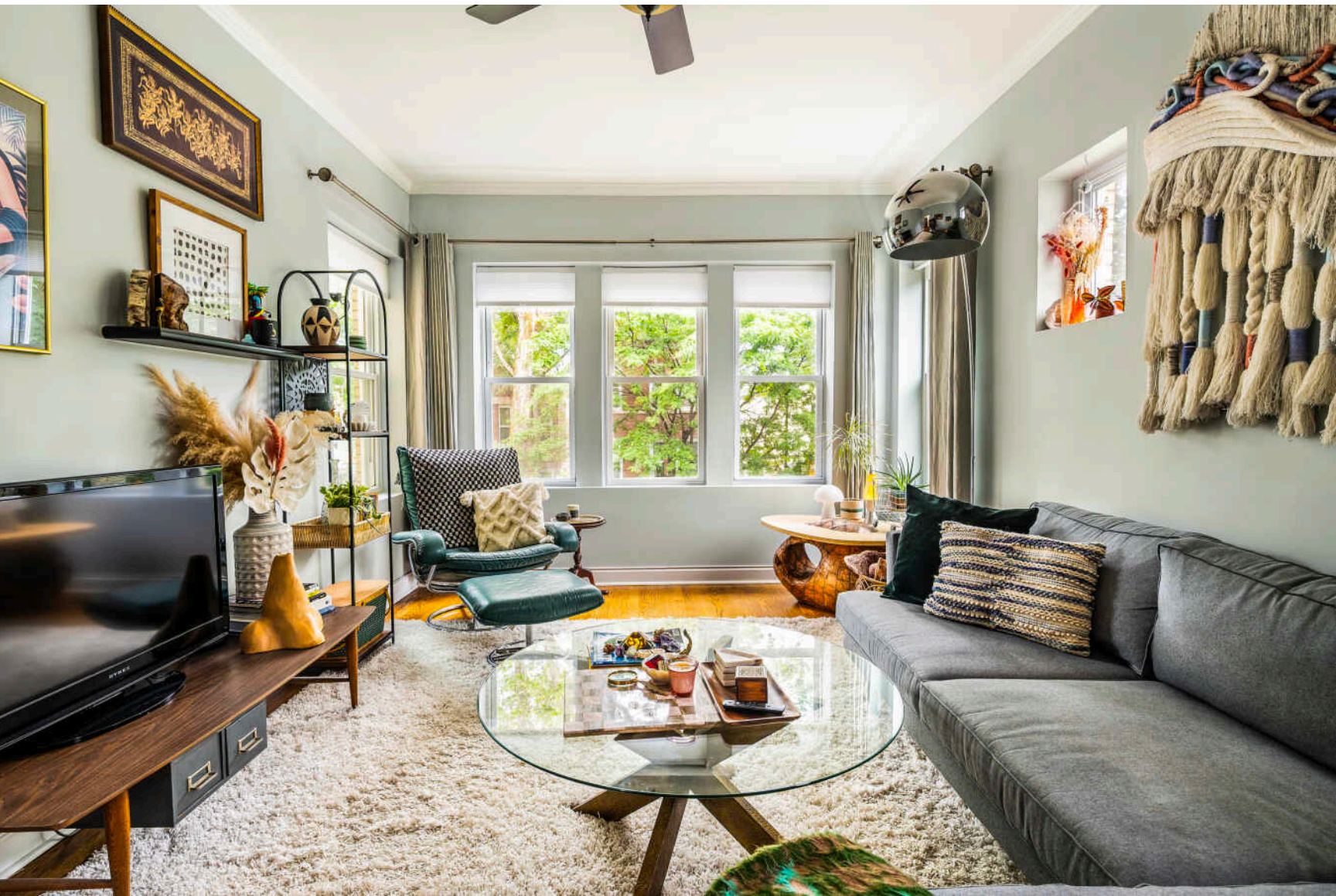




2040 N SPAULDING AVENUE #2S
LOGAN SQUARE

 **@properties**

CHRISTIE'S
INTERNATIONAL REAL ESTATE



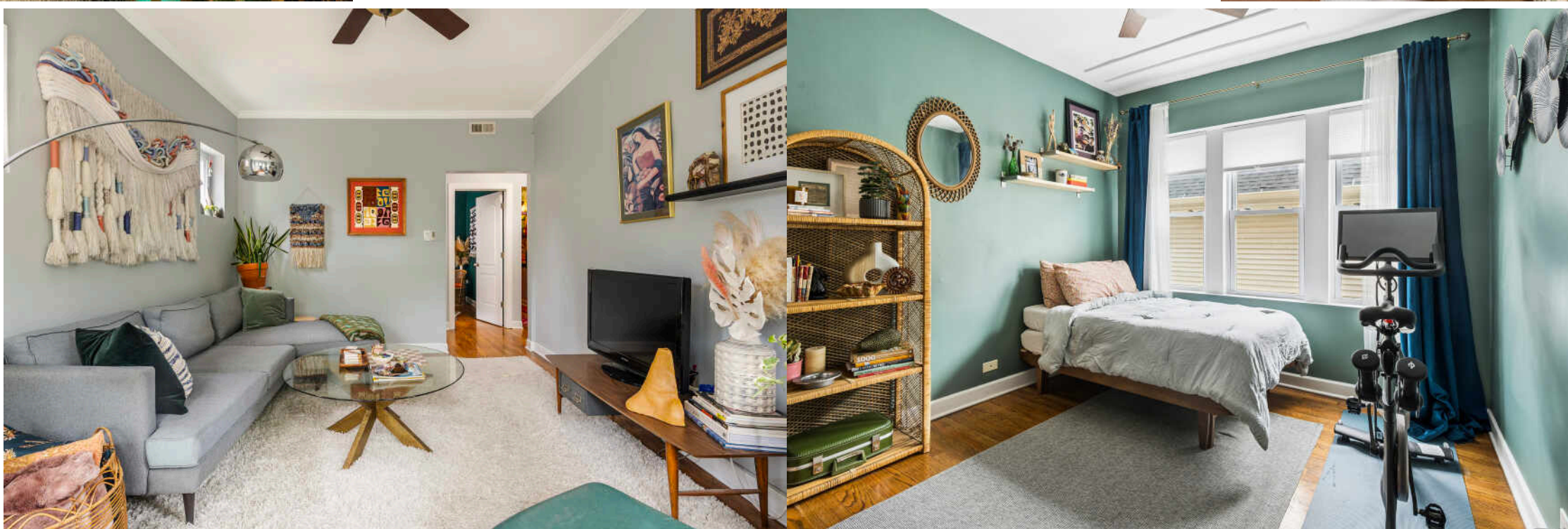
2 BEDROOM
1 BATH
TAXES: \$5,021
ASSESSMENTS: \$381

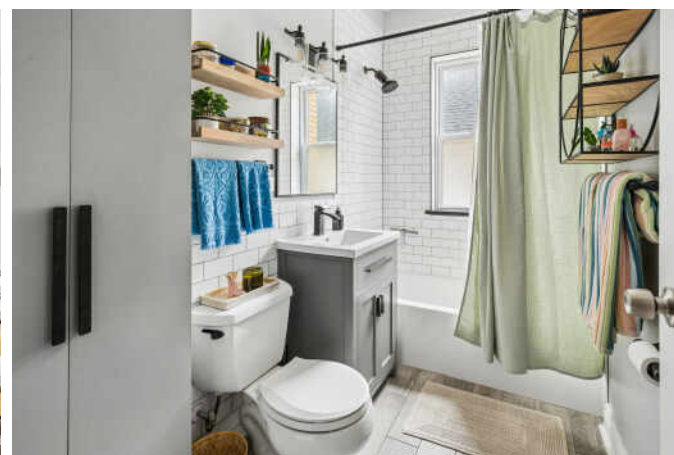
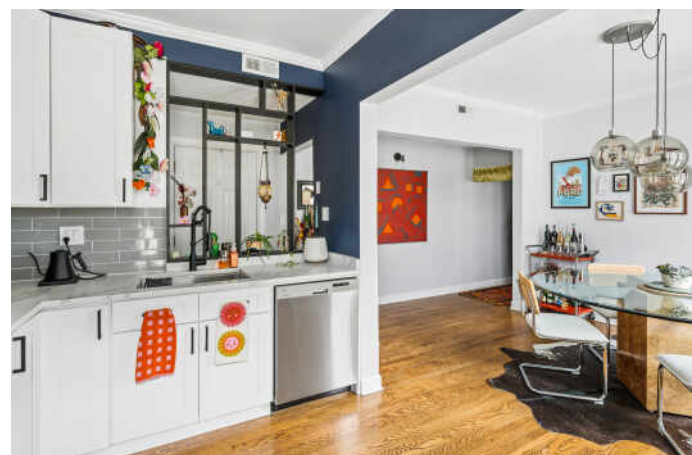
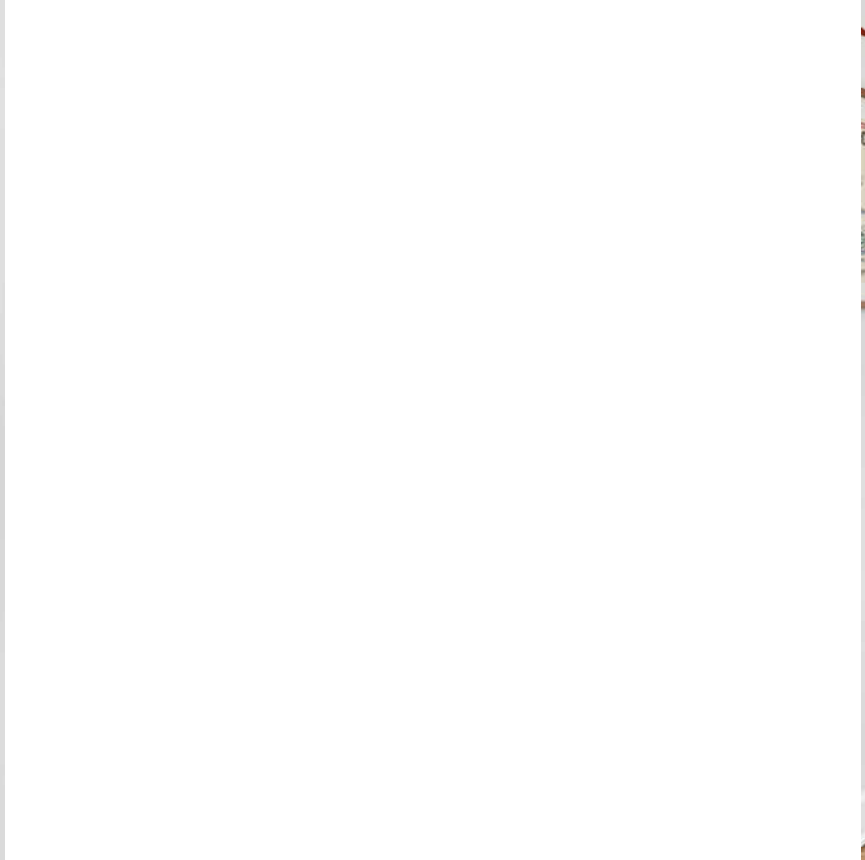
WELCOME HOME

Bright, updated, and ideally located, this Logan Square condo offers the largest floor plan in the building on a quiet, tree-lined street. Thoughtful updates throughout include a renovated kitchen with quartz countertops, an updated bathroom, hardwood floors, and in-unit laundry. The spacious dining room features custom built-ins, adding both character and functional storage.

Additional highlights include garage parking, central HVAC, a private storage room, and shared outdoor space for grilling.

Enjoy an unbeatable location just steps from Maple Park and within walking distance of Palmer Square, the Logan Square and California Blue Line stations, the 606 Trail, and neighborhood restaurant favorites and nightlife. Offering the perfect blend of modern updates, generous living space, and a prime Logan Square location, this home is ready to make it your own.







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

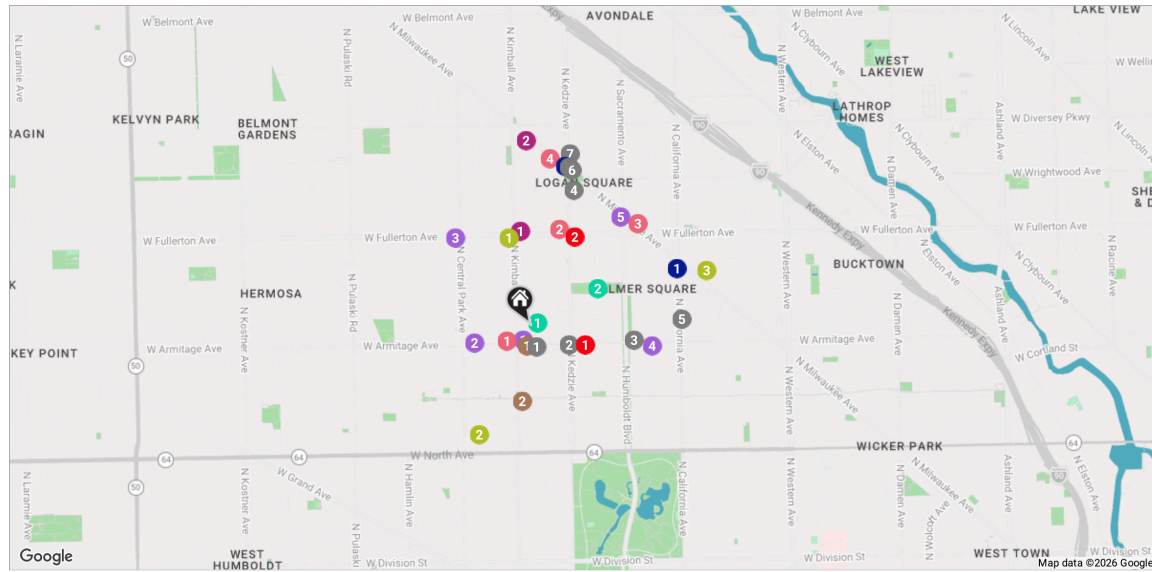
The neighborhood attracts residents with its artistic vibe, park-like boulevards, and thriving dining scene.

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.



RESTAURANTS

- 1 Best Intentions
3281 W ARMITAGE AVE, 0.1 MI
- 2 Scofflaw
3201 WEST ARMITAGE AVENUE, 0.2 MI
- 3 Parson's Chicken & Fish (Logan Square)
2952 WEST ARMITAGE AVENUE, 0.5 MI
- 4 Lula Cafe
2537 NORTH KEDZIE BOULEVARD, 0.7 MI
- 5 Bang Bang Pie & Biscuits
2051 NORTH CALIFORNIA AVENUE, 0.7 MI
- 6 Websters Wine Bar Chicago
2601 NORTH MILWAUKEE AVENUE, 0.7 MI
- 7 Longman & Eagle
2657 NORTH KEDZIE AVENUE, 0.8 MI
- 8 Reno
2607 NORTH MILWAUKEE AVENUE, 0.8 MI

COFFEE

- 1 Damn Fine Coffee Bar
3317 WEST ARMITAGE AVENUE, 0.1 MI
- 2 Dayglow
1757 NORTH KIMBALL AVENUE, 0.4 MI

SHOPPING

- 1 Walgreens
3320 WEST FULLERTON AVENUE, 0.4 MI
- 2 The Dill Pickle Food Co-op
2746 NORTH MILWAUKEE AVENUE, 0.9 MI

GROCERY

- 1 Armitage Produce
3334 WEST ARMITAGE AVENUE, 0.1 MI
- 2 Rico Fresh Market
3552 WEST ARMITAGE AVENUE, 0.3 MI
- 3 Tony's Fresh Market
3607 W FULLERTON AVE, 0.5 MI
- 4 Foodsmart
2901 WEST ARMITAGE AVENUE, 0.6 MI

GYM

- 1 Yodega Yoga Studio
3409 WEST FULLERTON AVENUE, 0.4 MI
- 2 Simons Fieldhouse Boxing Gym
1640 NORTH DRAKE AVENUE, 0.6 MI
- 3 Orangetheory Fitness
2251 NORTH MILWAUKEE AVENUE, 0.9 MI

MEDICAL

- 1 Antillas Medical Center
3109 WEST ARMITAGE AVENUE, 0.3 MI
- 2 Fullerton-Kedzie Medical Center
3153 WEST FULLERTON AVENUE, 0.5 MI

ENTERTAINMENT

- 1 Rosa's Lounge
3420 WEST ARMITAGE AVENUE, 0.1 MI

Target Grocery

- 2434 NORTH SACRAMENTO AVENUE, 0.7 MI
- 2 Stan Mansion
2408 NORTH KEDZIE BOULEVARD, 0.5 MI
- 3 The Whistler
2421 NORTH MILWAUKEE AVENUE, 0.7 MI
- 4 The Logan Theatre
2646 NORTH MILWAUKEE AVENUE, 0.8 MI

TRANSIT

- 1 California
CTA - BLUE LINE, 0.7 MI
- 2 Logan Square
CTA - BLUE LINE, 0.8 MI

PARKS

- 1 Maple Park
2047 NORTH SPAULDING AVENUE, 0.0 MI
- 2 Palmer Square Park
2200 NORTH KEDZIE BOULEVARD, 0.4 MI



TOTAL: 961 sq. ft
1st floor: 961 sq. ft
EXCLUDED AREAS: UNDEFINED: 11 sq. ft, WALLS: 107 sq. ft

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



CHAD SCHAYES

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