

**2130 W BELMONT AVENUE #2A**  
ROSCOE VILLAGE





### ROOM DIMENSIONS

LIVING ROOM : 13' × 14'

DINING ROOM : 10' × 20'

KITCHEN : 10' × 10'

PRIMARY BEDROOM : 24' × 12'

SECOND BEDROOM : 13' × 11'

THIRD BEDROOM : 10' × 10'

3 BEDROOM

2 BATH

TAXES: \$9,283

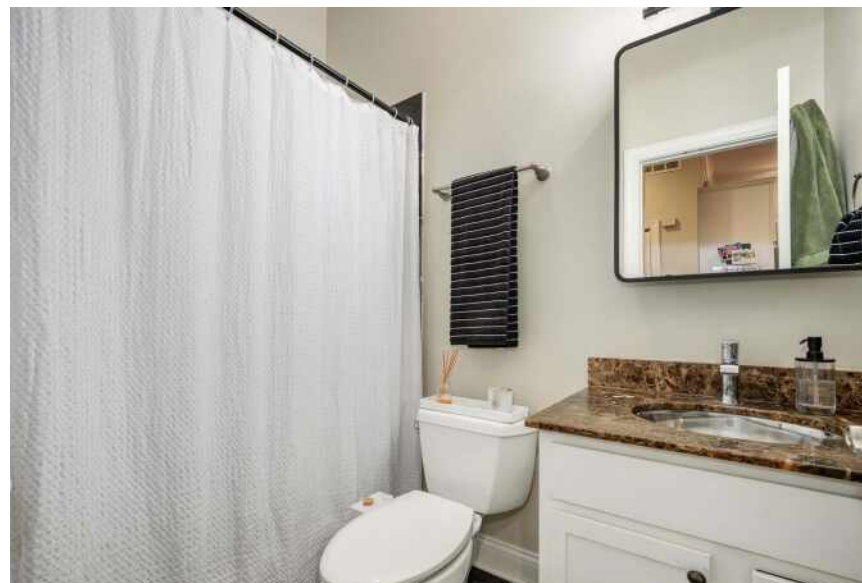
ASSESSMENTS: \$182 / MONTH

Welcome to city-smart living in Roscoe Village. This light-filled 3-bedroom, 2-bath condo in a boutique elevator building checks all the boxes: a full east-side layout, one parking spot, private outdoor space, and thoughtful updates throughout. The owners recently invested over \$20,000 in HVAC, mechanicals, fresh paint, and custom built-ins, so it's move-in ready and made to last. Step inside to find a bright, open kitchen featuring crisp white cabinetry with glass-panel inserts and a GE stainless steel appliance package. The kitchen flows seamlessly into a dining area and spacious living room - perfect for cozy nights in or entertaining before heading out to enjoy the neighborhood. Step onto your private outdoor deck for morning coffee, evening wine, or your growing plant collection. The primary suite offers generous space with room for a king bed and seating area, a walk-in closet, and a spa-inspired ensuite with double sinks, a soaking tub, and a walk-in shower with seating and body sprays. Two additional bedrooms offer flexibility for a guest room, home office, or workout space. The HOA is well-managed with approximately \$48,000 in reserves, providing peace of mind. The location is unbeatable - close to both the expressway and Lake Shore Drive, making city access effortless. You're within walking distance of several local parks, including Fellger Playlot Park, Hamlin Park, and Clark Playlot, all perfect for a morning run or weekend unwind. Steps from your door, you'll find Roscoe Street's lineup of cafes, shops, and taverns: grab brunch at Kitsch'n on Roscoe, enjoy dinner at Le Sud Mediterranean Kitchen, or meet friends for drinks at Village Tap. This is Roscoe Village living - stylish, spacious, and surrounded by neighborhood charm. Move right in and make it yours.













HAVING A QUAINAT VILLAGE ATMOSPHERE  
IN THE HEART OF THE CITY IS NOT AN EASY  
TASK, BUT **ROSCOE VILLAGE** PULLS IT  
OFF.

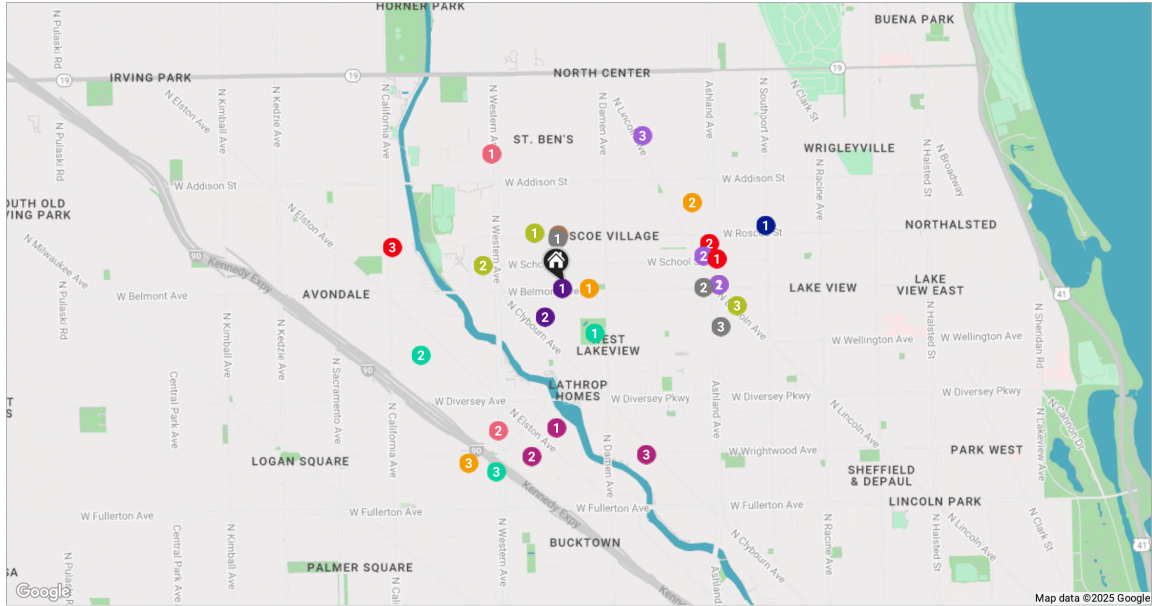
Dubbed a “Village Within the City,” Roscoe Village offers residents a mix of businesses, residences and parks just six miles from downtown Chicago.

The charming neighborhood is dominated by single-family homes with beautiful gardens. There are also classic three-story walkups and duplexes as well as luxury new construction, which gives Roscoe Village a bit of a metropolitan feel. The neighborhood also offers a variety of eateries, cafes, taverns, boutiques and independent shops.

Roscoe Village is especially lively in the summer when the community hosts Retro on Roscoe and the Roscoe Village Burger Fest. Fellger Park is the perfect place to picnic with grassy spots and a playground. Nearby Hamlin Park has an outdoor swimming pool, several sports fields and courts, a playground and a fieldhouse.

Residents are served by CTA’s Brown Line, which has two stops in the neighborhood.





RESTAURANTS

- 1 Turquoise Cafe & Restaurant  
2147 WEST ROSCOE STREET, 0.2 MI
- 2 Flagship Tavern & Grill  
1622 WEST BELMONT AVENUE, 0.6 MI
- 3 The Art of Pizza  
3033 NORTH ASHLAND AVENUE, 0.7 MI

COFFEE

- 1 Pilates + Coffee  
2144 WEST ROSCOE STREET UNIT B, 0.2 MI
- 2 WFM Coffee Bar  
3201 NORTH ASHLAND AVENUE, 0.7 MI

SHOPPING

- 1 Micro Center  
2645 NORTH ELSTON AVENUE, 0.6 MI
- 2 Target  
2656 NORTH ELSTON AVENUE, 0.8 MI

- 3 ALDI  
2600 NORTH CLYBOURN AVENUE, 0.9 MI

GROCERY

- 1 Whole Foods Market  
3201 NORTH ASHLAND AVENUE, 0.7 MI
- 2 Target Grocery  
3300 NORTH ASHLAND AVENUE, 0.7 MI
- 3 Trader Joe's  
3745 NORTH LINCOLN AVENUE, 0.8 MI

GYM

- 1 ALL DEI Yoga  
2238 WEST ROSCOE STREET, 0.3 MI
- 2 Orangetheory Fitness  
3328 NORTH WESTERN AVENUE, 0.4 MI
- 3 Power Sculpt Fitness  
3119 NORTH LINCOLN AVENUE, 0.8 MI

MEDICAL

- 1 Midwest Express Clinic Urgent Care  
3301 NORTH ASHLAND AVENUE, 0.7 MI
- 2 Ashland Medical Center  
3336 NORTH ASHLAND AVENUE, 0.7 MI
- 3 24 hour animal vet  
3325 NORTH CALIFORNIA AVENUE, 0.8 MI

SCHOOLS

- 1 Twinkling Stars Preschool  
2044 WEST BELMONT AVENUE, 0.1 MI
- 2 Hamilton Elementary School  
1650 WEST CORNELIA AVENUE, 0.7 MI
- 3 St John Berchmans School  
2511 WEST LOGAN BOULEVARD, 0.9 MI

ENTERTAINMENT

- 1 Waveland Bowl  
3700 NORTH WESTERN AVENUE, 0.7 MI

- 2 Regal City North  
2600 NORTH WESTERN AVENUE, 0.7 MI

TRANSIT

- 1 Southport  
CTA - BROWN LINE, 1.0 MI

PARKS

- 1 Hamlin Park  
3035 NORTH HOYNE AVENUE, 0.2 MI
- 2 Algonquin Park  
2941 NORTH WASHTENAW AVENUE, 0.7 MI
- 3 Logan Square Dog Park  
2526 NORTH WESTERN AVENUE, 0.9 MI

SERVICES

- 1 Little Free Library  
2138 WEST BELMONT AVENUE, 0.0 MI
- 2 Chicago Fire Department Engine 56  
2214 WEST BARRY AVENUE, 0.2 MI

NOTES



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