

2252 W WARREN BOULEVARD

WEST LOOP

@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 17' × 15'

FAMILY ROOM : 13' × 12'

DINING ROOM : 13' × 12'

KITCHEN : 15' × 12'

PRIMARY BEDROOM : 16' × 16'

SECOND BEDROOM : 13' × 10'

THIRD BEDROOM : 15' × 8'

FOURTH BEDROOM : 16' × 16'

4 BEDROOM

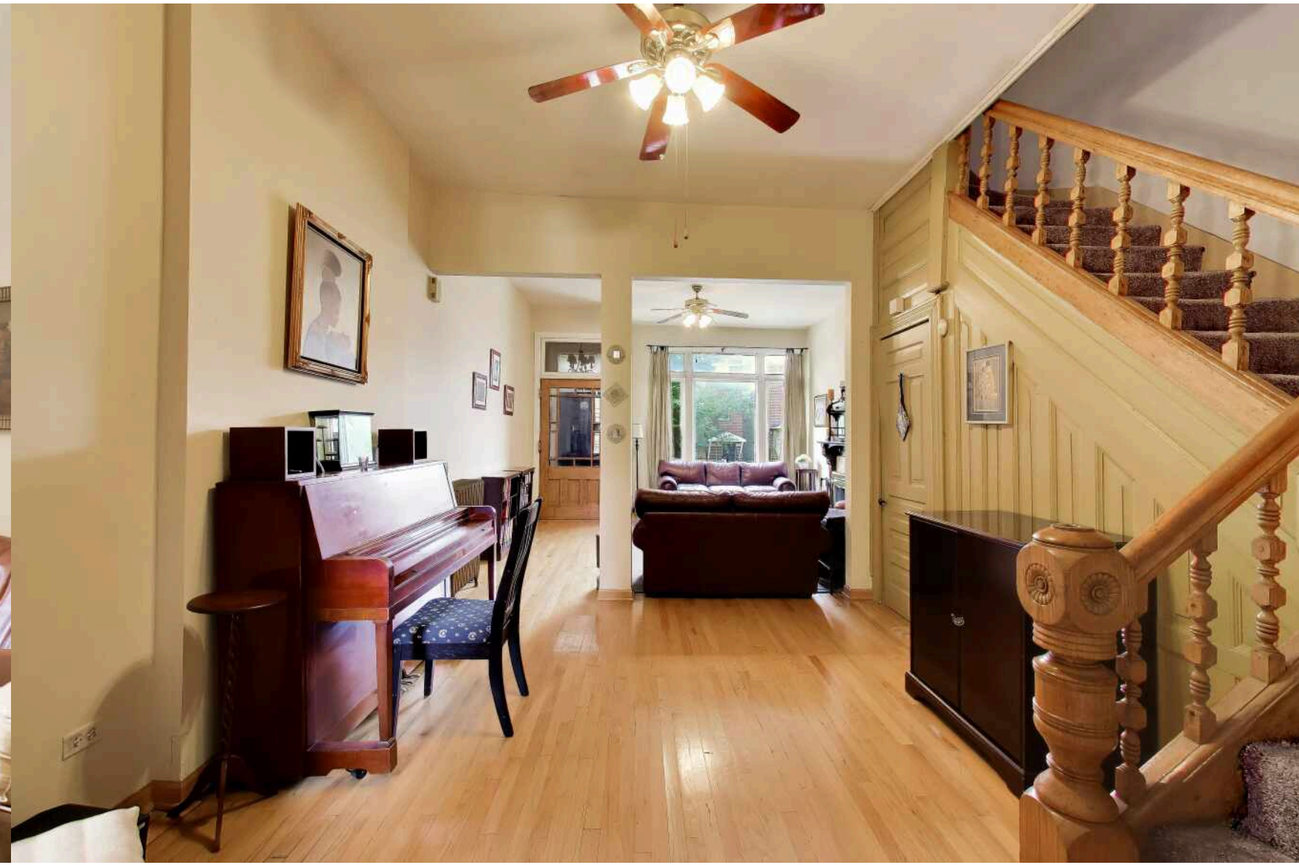
4.1 BATH

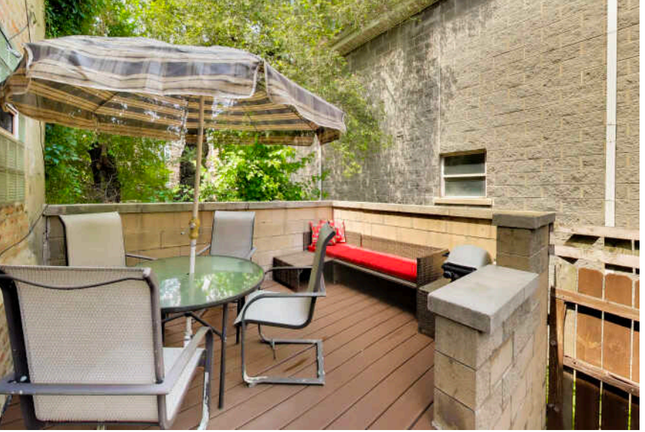
TAXES: $6,459

2252 W WARREN BOULEVARD CHICAGO, IL 60612

Discover timeless elegance in this beautifully maintained single-family brick home, where classic Chicago architecture meets modern comfort. Rich in character, the residence showcases exceptional architectural detailing, beautiful original woodwork, hardwood floors, soaring ceilings, and three wood-burning fireplaces that create a warm and inviting atmosphere throughout. The spacious floor plan offers generous living and entertaining spaces, highlighted by a sun-filled living room and a well-appointed kitchen with abundant cabinetry, ample counter space, and a functional layout ideal for everyday living and hosting guests. Step outside to a private deck, perfect for outdoor dining, entertaining, or relaxing. Perfectly positioned in Chicago's thriving Near West Side, the home is just minutes from the Illinois Medical District, Rush University Medical Center, the University of Illinois Chicago (UIC), Malcolm X College, the United Center, West Loop, Fulton Market, downtown Chicago, CTA transportation, and major expressways.





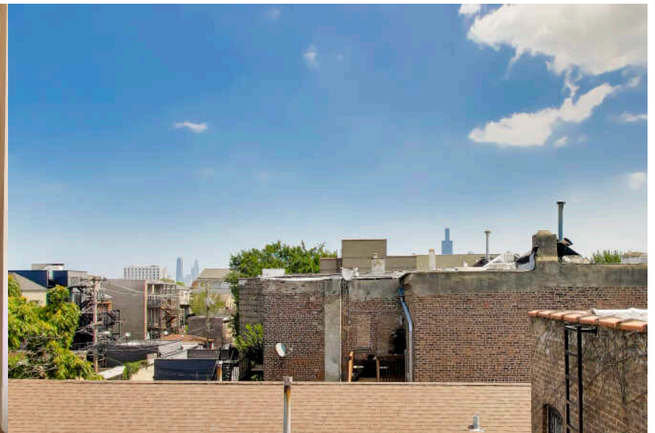


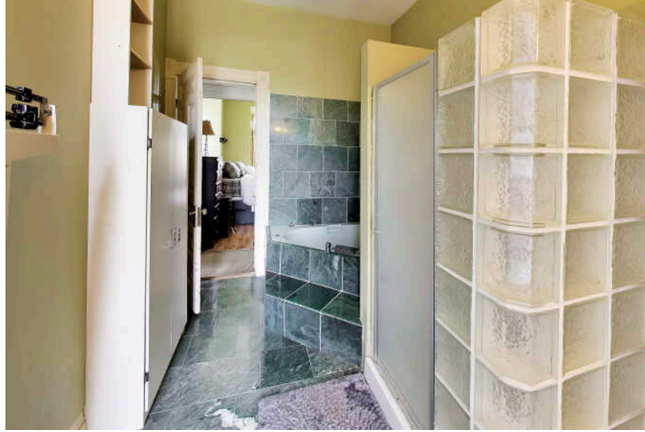




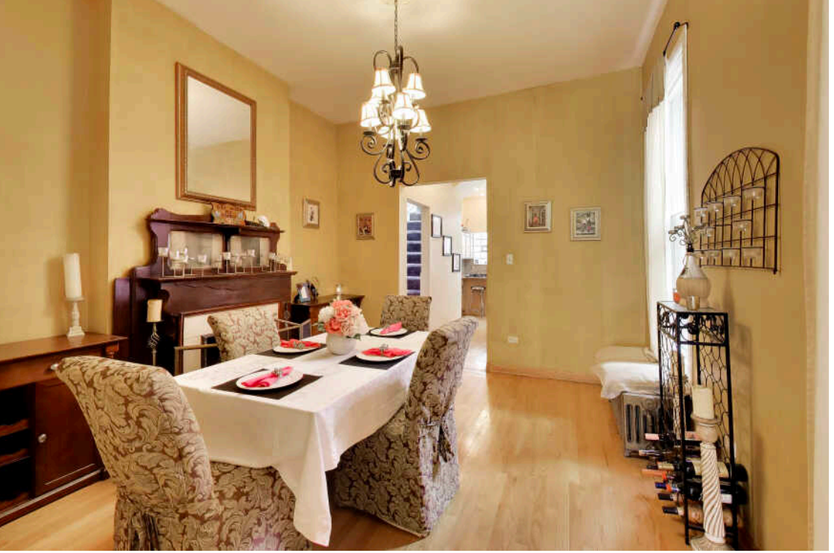






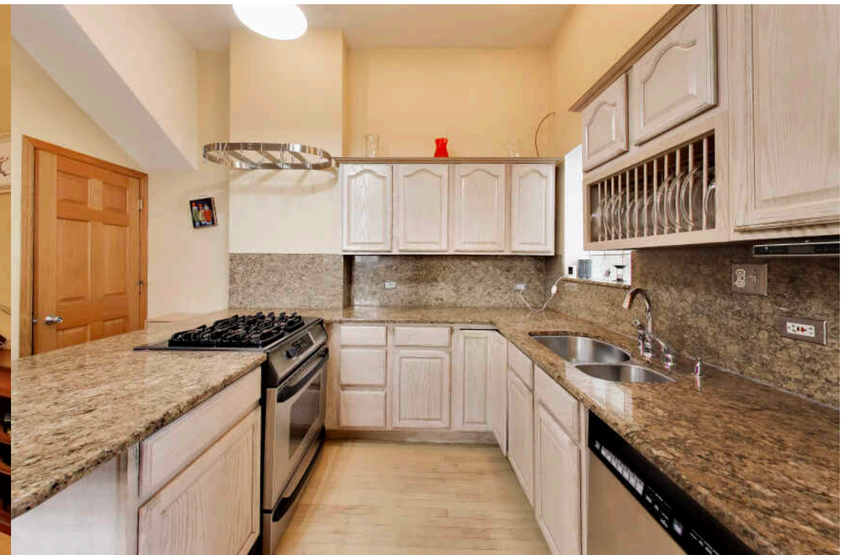


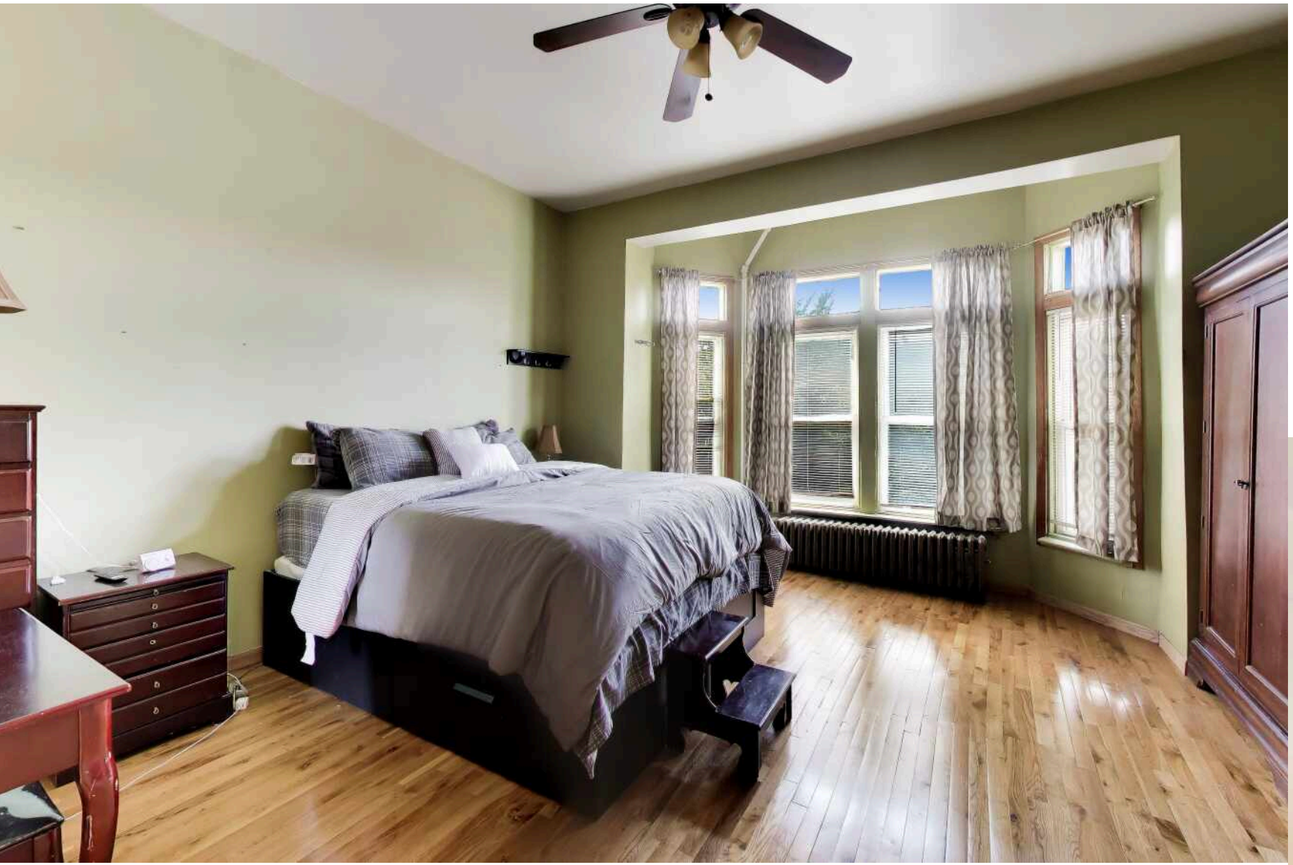


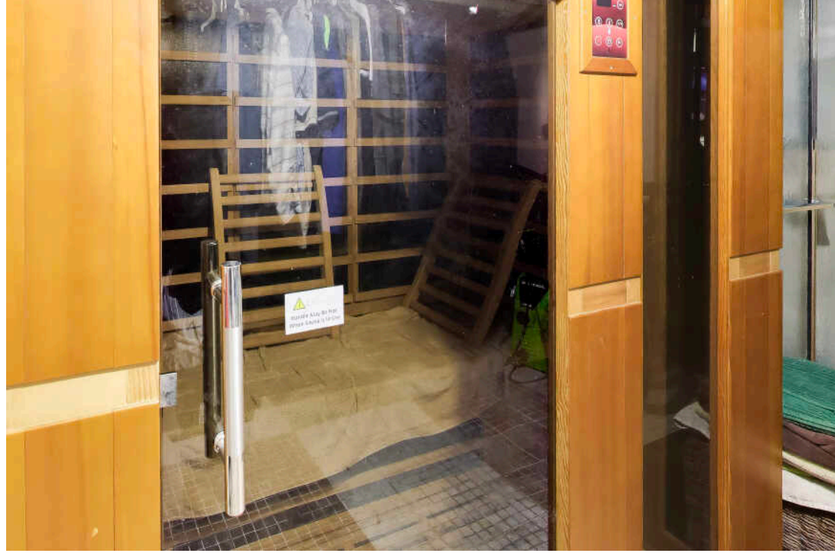






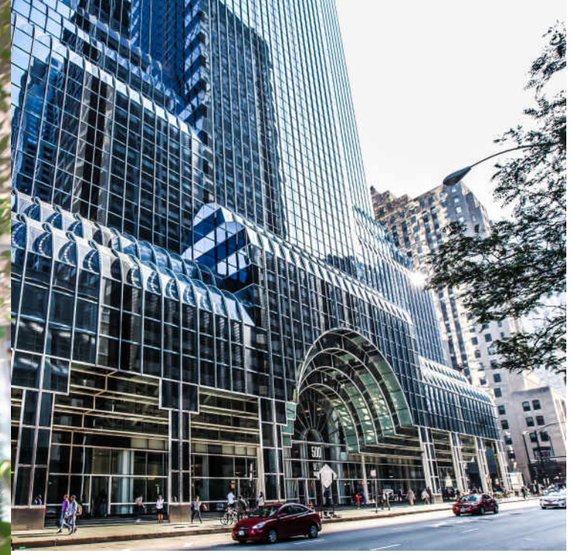














FEW NEIGHBORHOODS HAVE UNDERGONE A TRANSFORMATION QUITE LIKE THE **WEST LOOP**.

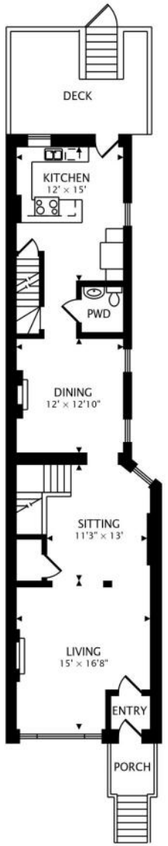
What was once a meatpacking district has quickly become one of the hottest neighborhoods in Chicago – and it's shown no sign of slowing down.

The West Loop is home to a thriving restaurant district on Randolph Street, where you'll find Michelin-starred favorites and celebrity chefs. But the dining scene doesn't end there. In fact, diners also enjoy an assortment of nearby restaurants in Greektown and Fulton Market.

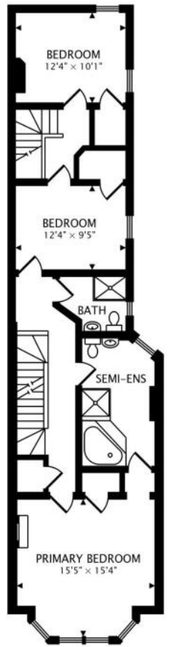
In addition to being a top destination for foodies, the West Loop has welcomed a mix of boutiques, hotels, and Fortune 500 companies. The neighborhood also has a vibrant nightlife and entertainment scene thanks to an array of hip cocktail bars and the United Center – home of the Chicago Bulls and Blackhawks.

During the summer, the neighborhood is the site of several popular events including the Taste of Randolph, West Loop Art Fest, and Pitchfork Music Festival. Other events include Movies in the Park, which is held at different neighborhood spots including Mary Bartelme, Skinner, and Union parks.

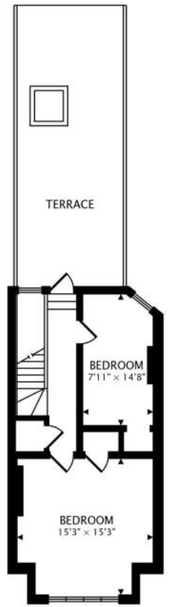
With easy access to CTA stops and Ogilvie Transportation Center, the West Loop is a convenient place to live. And for those who work in the neighborhood or in The Loop, the commute is about as easy as it gets.



MAIN
1052 sq ft



SECOND
1052 sq ft



THIRD
533 sq ft

NOTES



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