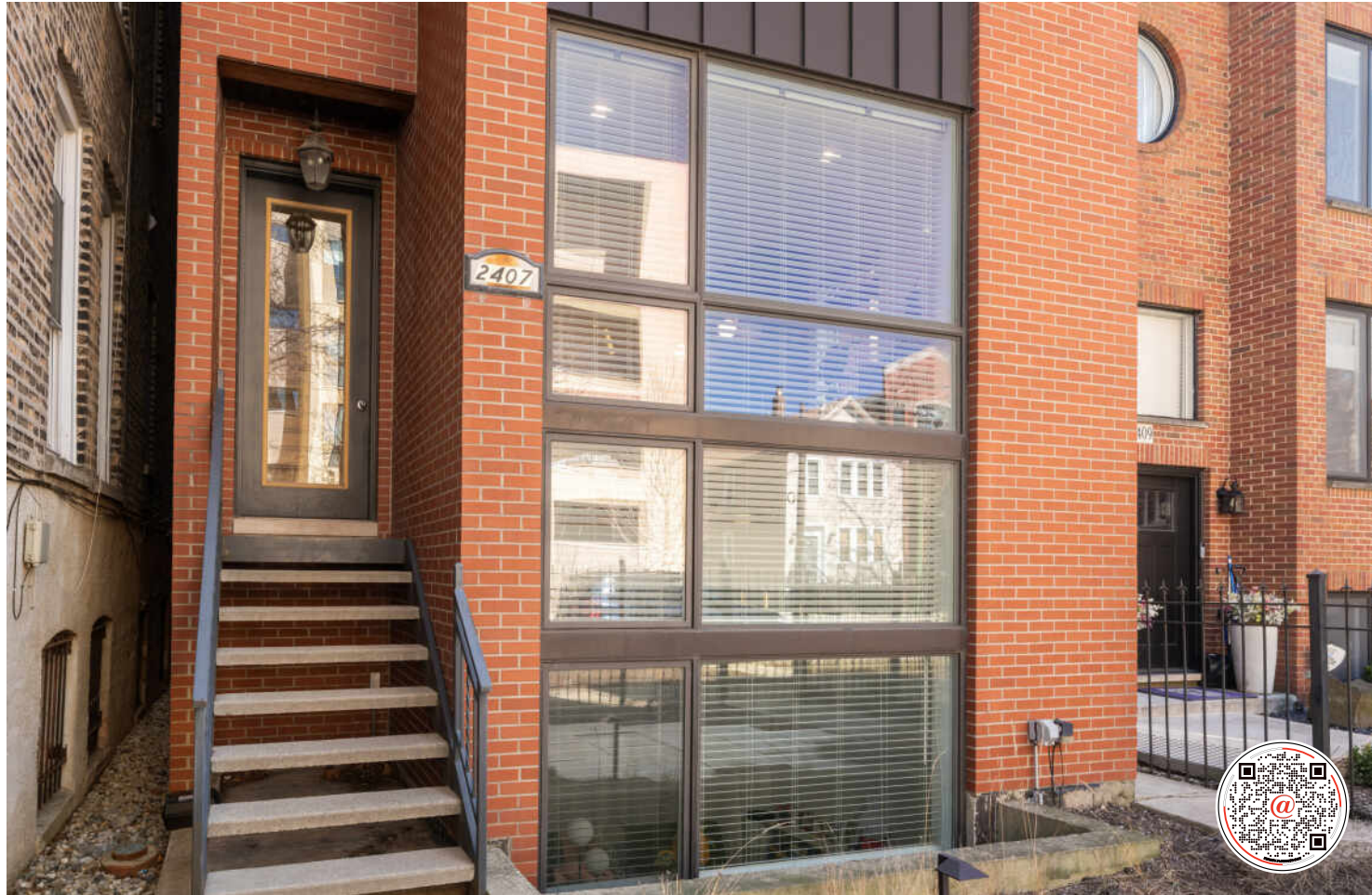


2407 W MOFFAT STREET #1
LOGAN SQUARE





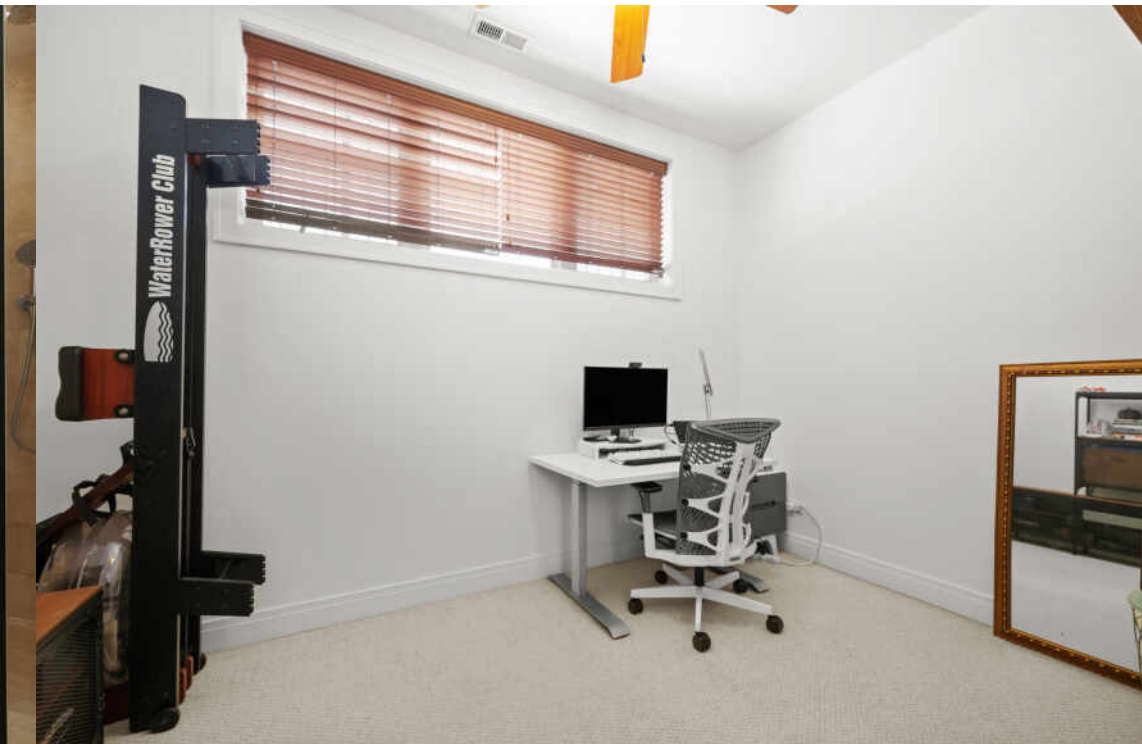
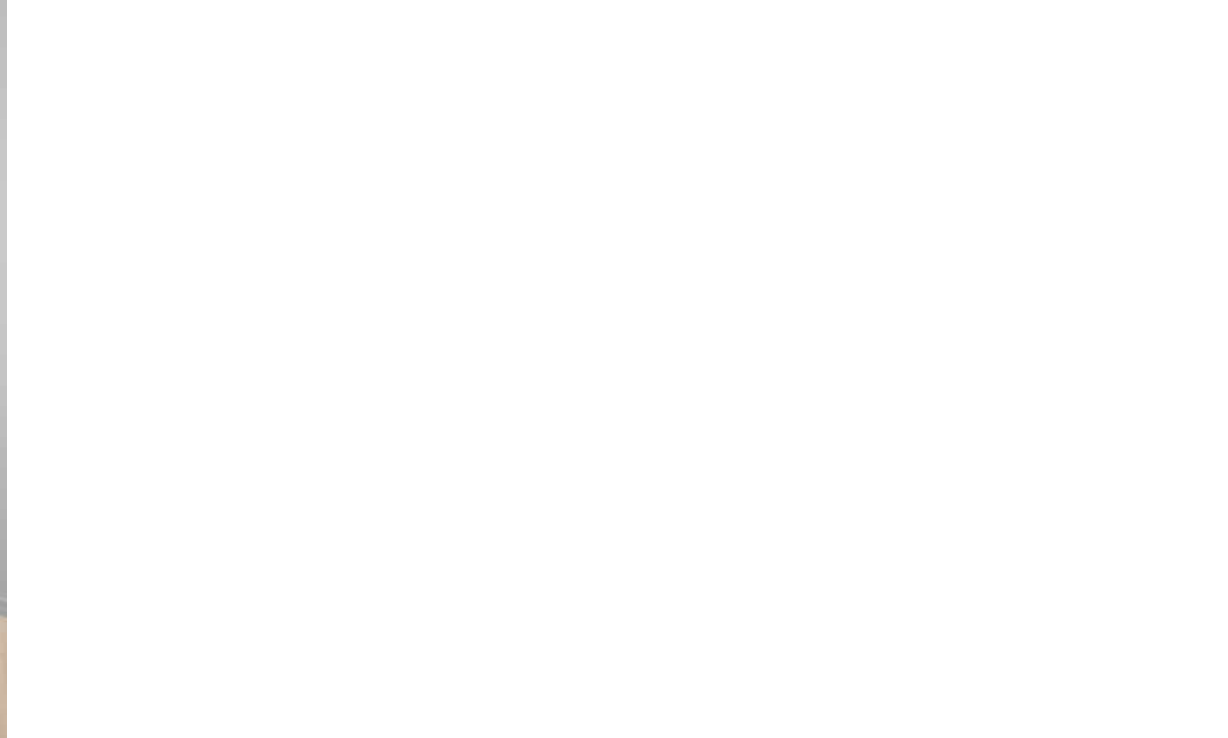
MOVE IN READY DUPLEX DOWN

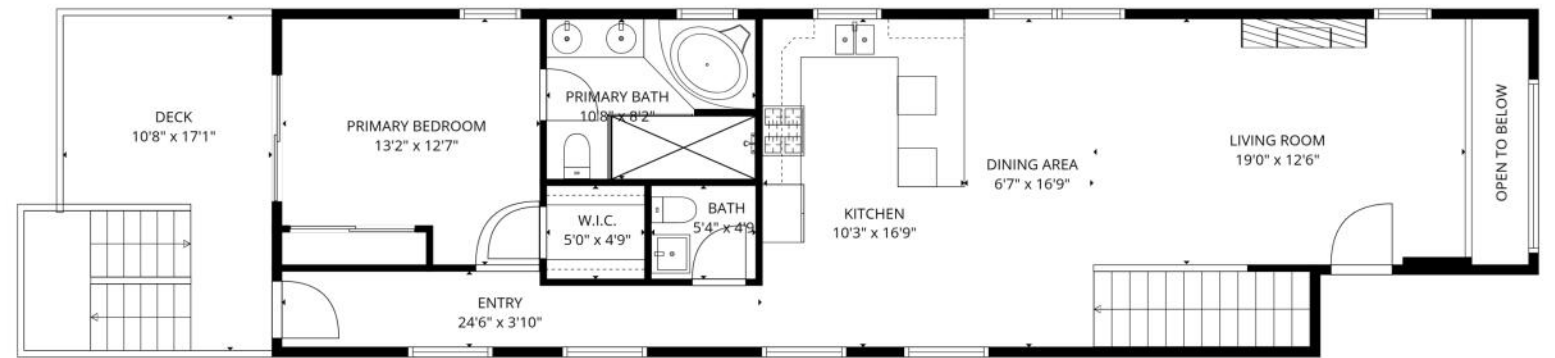
This is the one you've been waiting for: a smartly designed two-level unit in the heart of one of Chicago's most walkable, livable neighborhoods.

The main level opens wide with floor-to-ceiling north facing windows, flooding the space with soft natural light all day long. The kitchen earns its place: stainless appliances, a generous island, wine fridge, and a layout that flows directly into the dining and living areas. This is the kind of setup that makes weeknight dinners and weekend hosting feel equally easy. Upstairs, the primary suite is a real retreat with oversized windows, a private balcony, and an completely private en suite. The lower level delivers space where it matters most. Two additional bedrooms, a large walk-in storage unit, and generous common areas that flex for guests, family, or however you live.

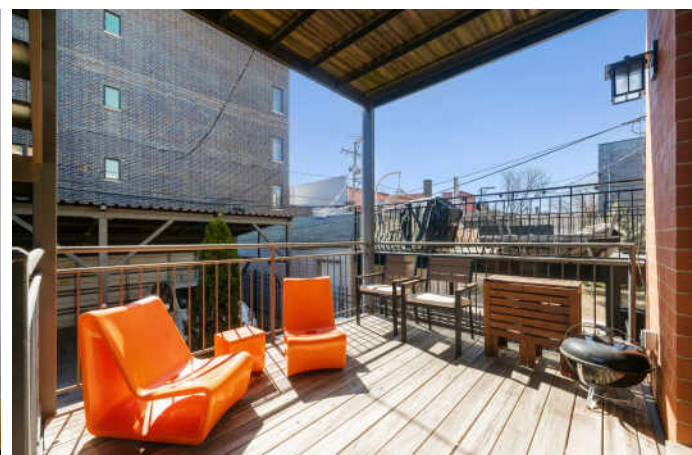
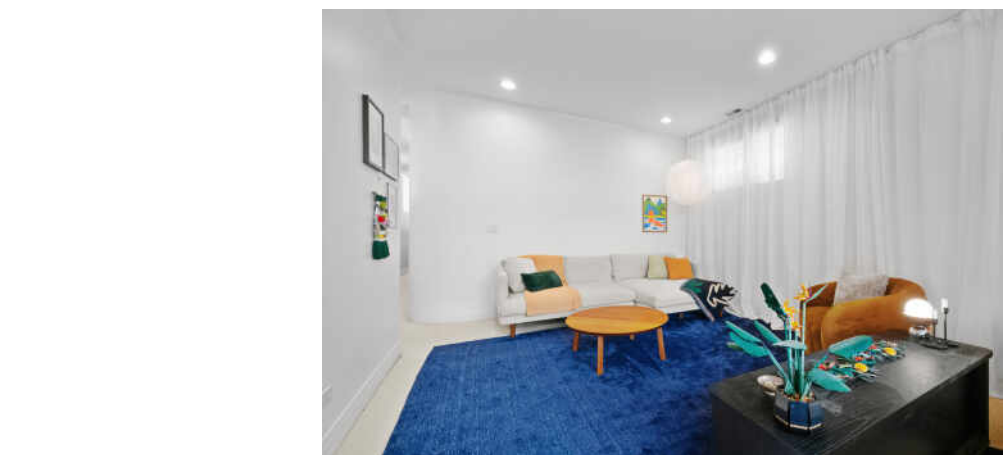
City living, with room to breathe

- Chase school district
- Steps from the 606 Trail
- One block to the Western Blue Line
- Bucktown/Logan Square corridor: restaurants, coffee shops, & bars right outside your door.





2nd floor



1st floor

TOTAL: 1939 sq. ft
 1st floor: 955 sq. ft, 2nd floor: 984 sq. ft
 EXCLUDED AREAS: STORAGE: 83 sq. ft, DECK: 194 sq. ft, OPEN TO BELOW: 37 sq. ft,
 WALLS: 162 sq. ft

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



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

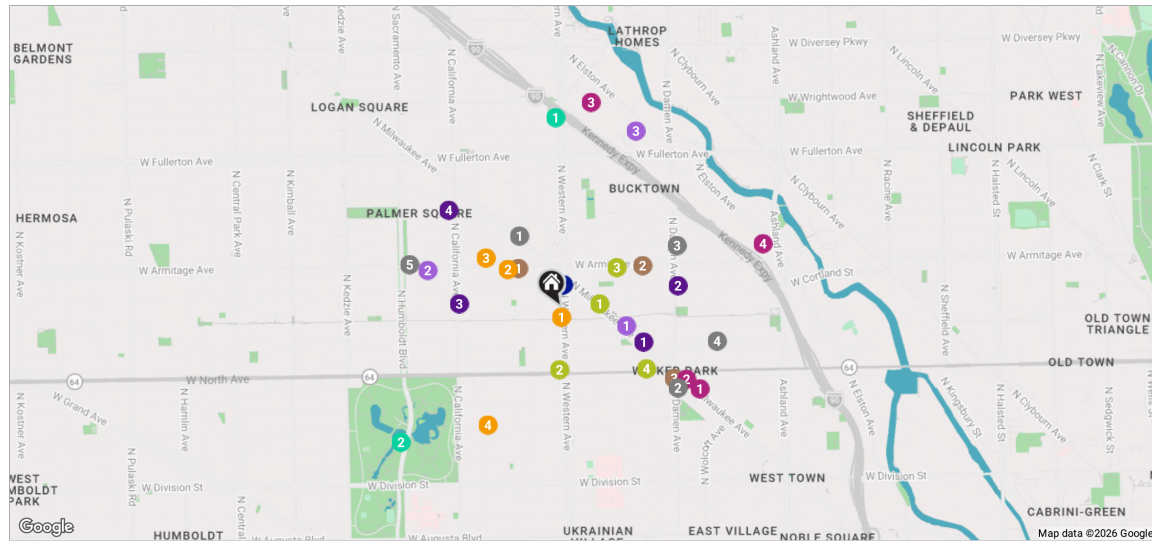
The neighborhood attracts residents with its artistic vibe, park-like boulevards, and thriving dining scene.

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 Ramen Wasabi - Logan Square
1521 NORTH MILWAUKEE AVENUE, 0.4 MI
- 2 Big Star Wicker Park
1531 NORTH DAMEN AVENUE, 0.6 MI
- 3 Coast Sushi Bar
2045 NORTH DAMEN AVENUE, 0.6 MI
- 4 Club Lucky
1824 WEST WABANSIA AVENUE, 0.7 MI
- 5 Parson's Chicken & Fish (Logan Square)
2952 WEST ARMITAGE AVENUE, 0.7 MI

COFFEE

- 1 Caffè Umbria
2545 WEST ARMITAGE AVENUE, 0.3 MI
- 2 Starbucks Coffee Company
2101 WEST ARMITAGE AVENUE, 0.4 MI
- 3 Stan's Donuts & Coffee
1560 NORTH DAMEN AVENUE, 0.6 MI

SHOPPING

- 1 Urban Outfitters
1521 NORTH MILWAUKEE AVENUE, 0.7 MI
- 2 Dr. Martens Wicker Park
1561 NORTH MILWAUKEE AVENUE, 0.7 MI
- 3 Target
2656 NORTH ELSTON AVENUE, 1.0 MI
- 4 Best Buy
2100 NORTH ELSTON AVENUE, 1.0 MI

GROCERY

- 1 ALDI
1753 NORTH MILWAUKEE AVENUE, 0.3 MI
- 2 Foodsmart
2901 WEST ARMITAGE AVENUE, 0.6 MI
- 3 Fresh Thyme Market
2500 NORTH ELSTON AVENUE, 0.9 MI

GYM

- 1 Zen Yoga Garage
1845 NORTH MILWAUKEE AVENUE, 0.2 MI

Anytime Fitness

- 2 Anytime Fitness
2412 WEST NORTH AVENUE, 0.3 MI
- 3 Chi Yoga Shack
1942 NORTH LEAVITT STREET, 0.3 MI
- 4 Bucktown Fitness Club
2100 WEST NORTH AVENUE, 0.5 MI

SCHOOLS

- 1 Willow Tree Childcare and Developmental Center
1800 NORTH WESTERN AVENUE, 0.0 MI
- 2 For Your Child Preschool
2601 WEST ARMITAGE AVENUE, 0.3 MI
- 3 Salmon P Chase Public School
2021 NORTH POINT STREET, 0.4 MI
- 4 Erie Elementary Charter School
1405 NORTH WASHTENAW AVENUE, 0.6 MI

TRANSIT

- 1 Western
CTA - BLUE LINE, 0.1 MI

PARKS

- 1 Logan Square Dog Park
2526 NORTH WESTERN AVENUE, 0.9 MI
- 2 Humboldt (Alexander Von) Park
1400 NORTH HUMBOLDT DRIVE, 1.0 MI

SERVICES

- 1 Bucktown-Wicker Park Branch, Chicago Public Library
1701 NORTH MILWAUKEE AVENUE, 0.4 MI
- 2 Chicago Fire Department Engine Co. 35/ Ambulance 62
1901 NORTH DAMEN AVENUE, 0.5 MI
- 3 Neighborhood Services
1837 NORTH CALIFORNIA AVENUE, 0.5 MI
- 4 Chicago Police Department
2150 NORTH CALIFORNIA AVENUE, 0.7 MI

NOTES



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