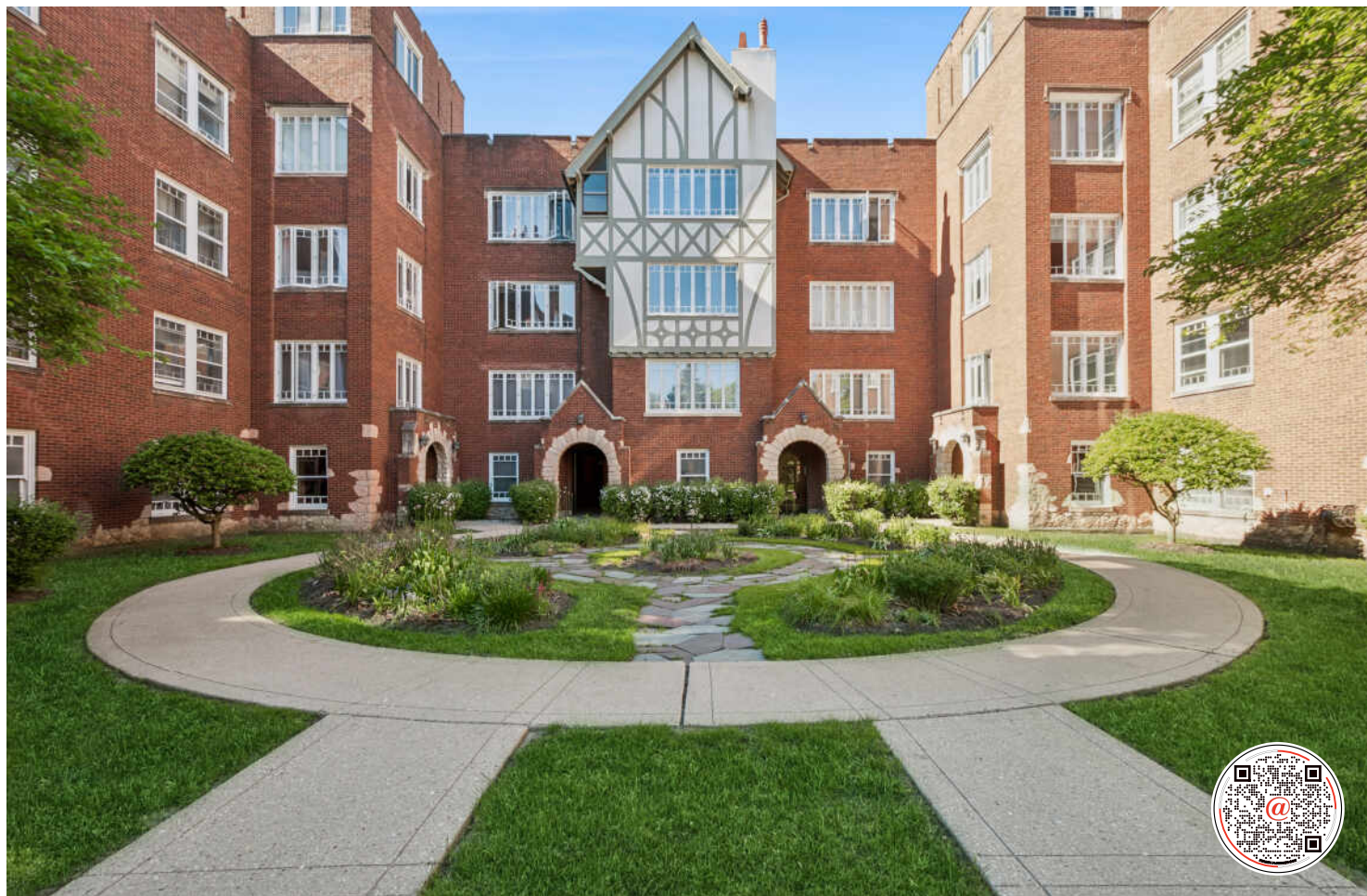


# 2472 W ESTES AVENUE #2

ROGERS PARK





## WELCOME TO 2472 W ESTES AVE , CHICAGO

Find your next home in this historic tranquil 1920's co-op bordering beautiful Indian Boundary Park. Vintage two bedroom, 2nd floor unit centrally located overlooking the park. The unit is freshly painted thru-out. Bathroom gut-rehabbed in 2025 with new flooring, shower, and cabinetry. Unit has plethora of storage. Rear interior back staircase leads to the basement, where laundry and bike storage area are located. Assessments include taxes, heat, indoor pool, party room, workout room and game room with pool and ping pong table. Grounds include a Gazebo, shared gas/charcoal grill, & community garden. Steps to Indian Boundary Park, nature preserve, lagoon & more! No Investors. No pets. Rental parking has a wait list.













## ROGERS PARK IS A WORLDLY COMMUNITY THAT HAS A VIBE ALL ITS OWN.

The neighborhood features legendary restaurants and shops that highlight a variety of cultures, along with popular dive bars, coffee shops, scenic beaches and more than 30 parks.

Residents love the street-end beaches, which are more accessible and less busy than downtown beaches. While Helen Doria Beach, also known as Columbia Beach, is great for its view of downtown, Loyola Beach is a popular spot for fishing, picnics and other recreational activities.

Rogers Park is known for celebrating community and creativity. This is evident in Miles of Murals – a community-based initiative featuring 14,000 square feet of commissioned art. The project began in 2007 and includes block-long pieces, viaducts and overpasses. Every year, neighbors come together to paint Loyola Beach’s 600-foot lakefront mural at the Artists of the Wall Festival.

The community consists of east and west sections and includes smaller pocket neighborhoods. Loyola University of Chicago and the lakefront are focal points on the east, while West Rogers Park includes larger single-family homes and a number of city parks.

Homebuyers can find a variety of housing styles including vintage walkups, new construction and block after block of classic Chicago bungalows. Downtown Chicago is easily accessible via Lake Shore Drive and public transportation including the CTA’s Red Line and Metra’s Union Pacific North Line.



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