



2852 N DAMEN AVE #1
CHICAGO, IL 60618

@properties

CHRISTIE'S
INTERNATIONAL REAL ESTATE



3 BEDROOM
3 BATH
TAXES: \$10,581.05 (2024 - NO
EXEMPTIONS)
ASSESSMENTS: \$143/MONTHLY

3 BD/3 B BA duplex down condo w/ 1 garage parking spot, a rear private deck, and a walkout front patio! Enter the spacious living room with exquisite arched windows letting in bountiful natural sunlight. There is detailed crown molding, a slate-tiled fireplace with mantel, and hardwood flooring that flows seamlessly into the dining area. The breakfast bar provides additional entertaining space with ample white cabinetry, a tiled backsplash, granite countertops, a deep basin sink, and all stainless steel appliances. Retreat to the primary bedroom which features a ceiling fan, a large closet, and a hinged glass deck door leading out to the sizable private deck space + the shared deck located above the garage.

Age of Mechanicals & Appliances:

Furnace (2025), A/C condenser (2021), Dishwasher & Refrigerator (2023), Microwave & Gas-Range (2015), Washer & Dryer (12/2025), Water Heater (10/2019).

Neighborhood Features:

Walking distance to the heart of Roscoe Village and just moments to Hamlin Park, easy access to multiple bus lines, I-90/94, Costco, HomeGoods, Target, Midtown Athletic Club, The Home Depot, and Binny's Beverage Depot.

School Districts:

Jahn Elementary School (PK-8) & Lake View High School (9-12)

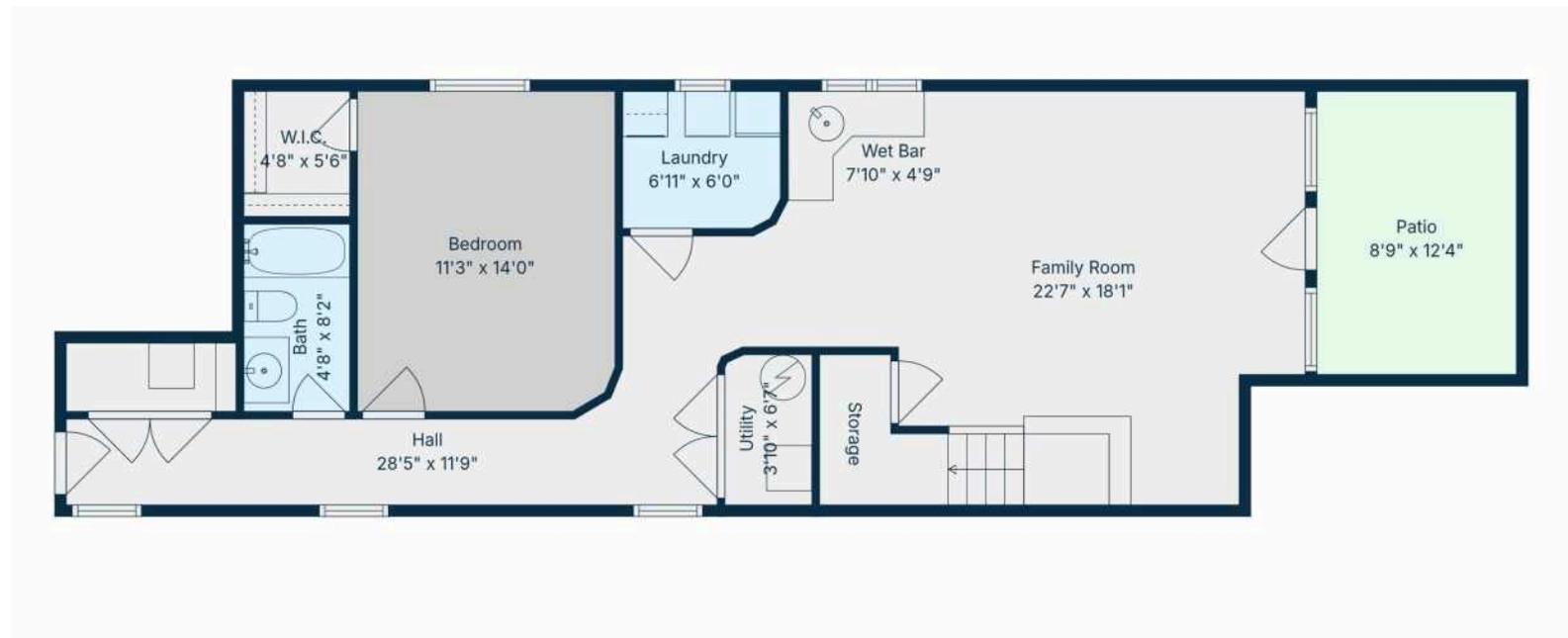
Building Information:

Self-managed Association - 3 units total - 100% Owner Occupied, Reserves: \$3,280 (as of 1/30/2026), no rental cap, & no rental restrictions. Back Decks Reconstructed (2020), Lintel Improvements (2020), Split Block Sealed (09/2018), Roof Improvements (06/2022).











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