

\$950,000 - 5008 44th St Nw, Washington

MLS® #DCDC2222088

\$950,000

3 Bedroom, 2.00 Bathroom, 1,747 sqft

Residential on 0.09 Acres

AMERICAN UNIVERSITY PARK, Washington, DC

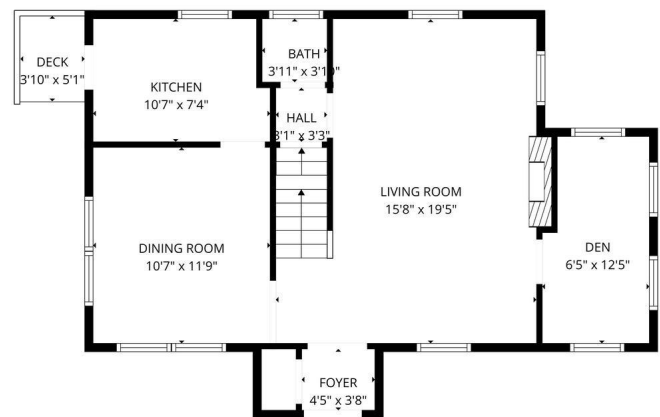
Photos to come Thursday 10/30

Charming Brick Colonial in the Heart of American University Park

Perfectly situated on a sunny corner lot in the highly sought-after American University Park neighborhood, this small but mighty 1940 Colonial offers the best of both worlds, the comfort and privacy of a single-family home with the ease of a condo, without any fees! Leave your car behind and walk to everything. Shops, restaurants, grocery stores, top-rated schools, our beloved Rodmans, Total Wine, future Trader Joes, TJ Maxx and the Metro are all just blocks away.

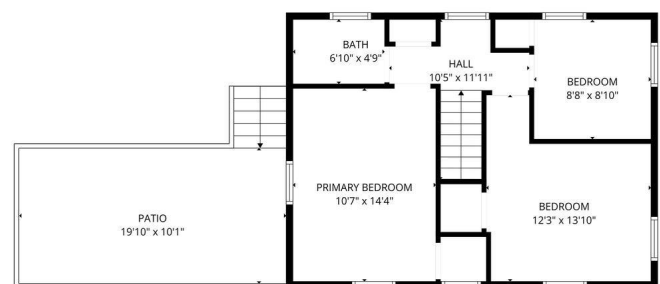
Inside, a welcoming entry foyer with coat closet opens to a bright living room with a gas fireplace and built-in shelving, ideal for cozy evenings or displaying books and treasures. A side den or home office provides a quiet space for work or reading, while the dining room and white kitchen flow easily to the fenced side garden and patio above the garage, perfect for outdoor dining or relaxing in privacy.

Upstairs, you'll find three comfortable bedrooms and one full bath. The lower level, with its separate entrance, includes a second full bath, laundry area, storage, and utilities, offering great potential to finish and create additional living space.



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



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An additional bonus is the EV charging station professionally installed in 2024.

Built in 1940

Essential Information

MLS® #	DCDC2222088
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,747
Acres	0.09
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Coming Soon

Community Information

Address	5008 44th St Nw
Subdivision	AMERICAN UNIVERSITY PARK
City	Washington
County	WASHINGTON-DC
State	DC
Zip Code	20016

Amenities

Amenities	Attic/House Fan, CeilingFan(s), Shades/Blinds, Wood Floors, Built-Ins
# of Garages	1
Garages	Built In, Other

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Disposal, Humidifier, Range hood
Heating	Forced Air, Humidifier
Cooling	Central A/C, Attic Fan, Ceiling Fan(s)
Has Basement	Yes
Basement	Rear Entrance, Unfinished, Outside Entrance, Connecting Stairway,

	Sump Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Insert, Screen
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Fenced-Partially, Deck(s), Patio
Windows	Vinyl Clad
Roof	Slate
Foundation	Other

School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
Elementary	JANNEY
Middle	DEAL
High	WILSON SENIOR

Additional Information

Date Listed	October 25th, 2025
Zoning	R

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on October 27th, 2025 at 5:45pm EDT