

# \$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

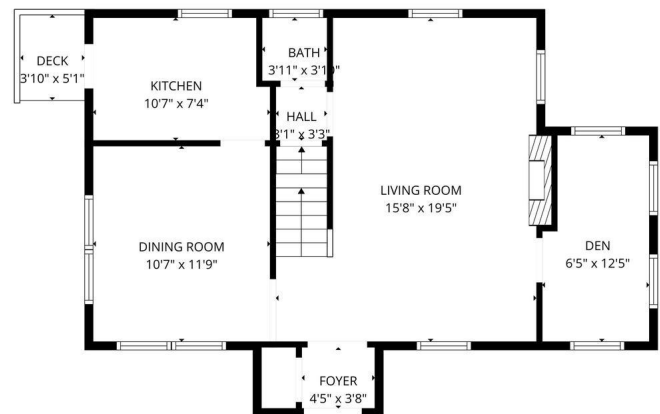
Charming Brick Colonial in the Heart of American University Park

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.

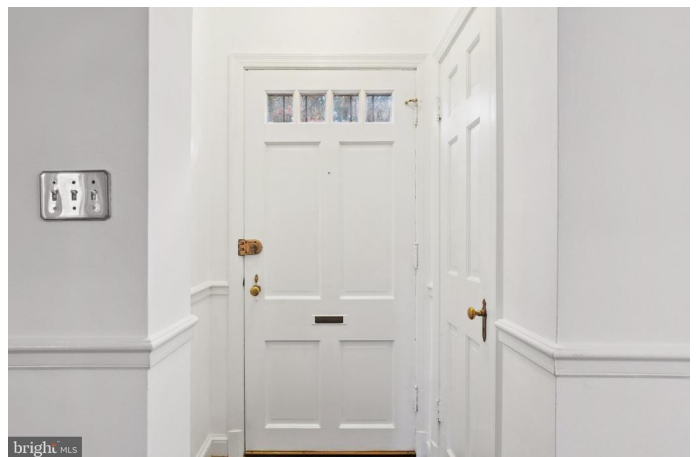
Upstairs, you'll find three comfortable bedrooms and one full bath. The lower level, with its separate entrance, includes a second full bath, laundry area, storage, and utilities, offering great potential to finish and create additional living space.

An additional bonus is the EV charging station



brigh MLS

FLOOR PLAN CREATED BY CUBIC8 APP. MEASUREMENTS DERIVED FROM AERIALS BUT NOT GUARANTEED.



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         | Pending     |

**Community Information**

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

**Amenities**

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

**Interior**

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

|                 |                             |
|-----------------|-----------------------------|
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Gas/Propane, Screen, Insert |
| # of Stories    | 3                           |
| Stories         | 3                           |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Brick and Siding                 |
| Exterior Features | Patio, Deck(s), Fenced-Partially |
| 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 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | R                  |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Long & Foster Real Estate, Inc. |
|----------------|---------------------------------|



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Listing information last updated on October 31st, 2025 at 8:45pm EDT