

\$849,900 - 1221 Duncan Pl Ne, Washington

MLS® #DCDC2204094

\$849,900

3 Bedroom, 2.50 Bathroom, 1,568 sqft

Residential on 0.02 Acres

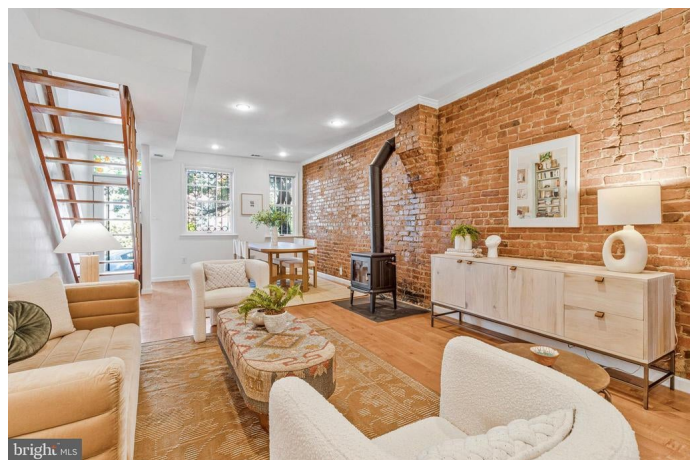
CAPITOL HILL, Washington, DC

Substantial price adjustment! Priced well below comps!

Did you think that it's just impossible to buy a house with 3 REAL bedrooms(the kind that fit beds!)and 2.5 baths on the Hill(not the outskirts!) for UNDER 900K? Well, 1221 Duncan is here to prove that assumption wrong...

Capitol Hill is home to a handful of special and intimate one-off named blocks that stretch between the main corridors that are typically titled with numbers, letters, or states. Meet 1221 Duncan Pl NE, a quintessential 3 Bed+ 2.5 Bath townhouse located down one of these less-traveled paths. The homes on Duncan Place were built wide and deep enough to allow for three REAL bedrooms and two ACTUAL full bathrooms upstairs (and a half down), which provides the convenience many are looking for. These houses are just SO comfortable to live in.

A sweet front garden adorned by a cherry blossom tree welcomes you to this roomy two-level home. The front door opens to a HUGE living space with warm wood floors, a working fireplace, and an open staircase that allows light to pass through; creating a big and breezing feel. Where the dining table goes is entirely your choice, as a 6-8 seater fits well in the front of the house, and/or works perfectly in the rear room off the kitchen. Down the hall,



a utility room with storage and a perfect half bath are found on the right; while a truly unique breezeway/dogleg space is to your left - a handy space for parking bikes/strollers or growing herbs. The social kitchen hosts great cabinet space, stone countertops, sleek stainless appliances, and a pantry. A BONUS room beyond the kitchen offers options for dining, playroom, or a sunny office! This flex-space is adorned by a cool exposed brick wall and big windows with views to the fenced back patio.

Upstairs, the owners suite occupies the front of the home, equipped with a walk-in closet and private bathroom with two sinks and a tub. A middle bedroom with a coveted dogleg-window provides room for a double bed comfortably. In the rear, the third bedroom with exposed brick and beautiful sunlight allows space for an additional full or queen bed. A second full-bathroom with stand-up shower rounds out the top floor.

Duncan Place truly feels like a home with its own community within a greater city neighborhood; where neighbors spend their nights socializing under the streetlights watching kids and pets take to the block to enjoy company outdoors. Street parking comes easy on this private one-way. With a location equidistant to Lincoln Park and bustling H-Street, you'll find every city amenity you could hope for--playground, dog park, groceries, eateries, coffee--all within a short walk.

Built in 1900

Essential Information

MLS® #	DCDC2204094
Price	\$849,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.02
Year Built	1900
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Federal
Status	Active Under Contract

Community Information

Address	1221 Duncan Pl Ne
Subdivision	CAPITOL HILL
City	Washington
County	WASHINGTON-DC
State	DC
Zip Code	20002

Amenities

Amenities	Recessed Lighting, Wood Floors, Ceiling Fan(s), Wd Stove Insrt
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Interior

Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Washer
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood, Free Standing
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding
Foundation	Brick/Mortar, Stone

School Information

Additional Information

Date Listed	September 5th, 2025
Days on Market	46
Zoning	RF1

Listing Details

Listing Office	Compass
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Listing information last updated on October 28th, 2025 at 11:15pm EDT