

\$535,000 - 2509 Grays Ferry Ave #1, Philadelphia

MLS® #PAPH2527166

\$535,000

3 Bedroom, 2.50 Bathroom, 1,450 sqft

Residential on 0.00 Acres

GRADUATE HOSPITAL, Philadelphia, PA

Up to \$27,000 in lender grant funds available for qualified buyers—an amazing way to lower your upfront costs! Inquire for details! Welcome to Unit 1 at The Quartet on Christian! This stylish 3 bed / 2.5 bath condo in Graduate Hospital comes with its own private entrance, nearly 1,500 sq ft of living space, and soaring 10'™ ceilings. The main level is open and bright, featuring a gorgeous kitchen with two-tone cabinetry, quartz waterfall counters, GE Café® appliances, and plenty of space to entertain. Plus, the private patio with a 6'™ privacy wall is the perfect city escape. A bedroom and powder room on this level add extra flexibility for the perfect guest room or home office.

Downstairs, you'll find a spacious primary suite with a sleek bath, a second bedroom and full bath, laundry, and tons of storage. Thoughtful upgrades—custom closets, built-in speakers, Nest thermostat, and keyless entry—make life easy. Built in 2021, everything feels like new, and with solid construction and extra soundproofing between units, you'll enjoy peace and quiet. To top it off, this home comes with 6 years remaining on the full 10-year tax abatement.

Step outside and you're surrounded by neighborhood favorites—Sidecar, Ants Pants Café®, Ultimo Coffee, and Illata just to name a few. Grab groceries at Giant Heirloom Market, unwind at Julian Abele Park, or hit the



Schuylkill River Trail for a quick run. With easy access to Rittenhouse, Center City, University City, CHOP, and Penn, this home truly checks all the boxes.

Some photos are AI enhanced.

Built in 2021

Essential Information

MLS® #	PAPH2527166
Price	\$535,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Condo/Unit
Status	Active Under Contract

Community Information

Address	2509 Grays Ferry Ave #1
Area	19146
Subdivision	GRADUATE HOSPITAL
City	Philadelphia
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19146

Amenities

HOA Amenities	None
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Interior

Heating	Forced Air
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Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
# of Stories	2
Stories	2 Story

School Information

District	THE SCHOOL DISTRICT OF PHILADELPHIA
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Additional Information

Date Listed	August 20th, 2025
Days on Market	51
Zoning	RSA5

Listing Details

Listing Office	Keller Williams Main Line
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Listing information last updated on November 3rd, 2025 at 8:00am EST