

\$455,000 - 45 Sutton Sq Sw #607, Washington

MLS® #DCDC2193720

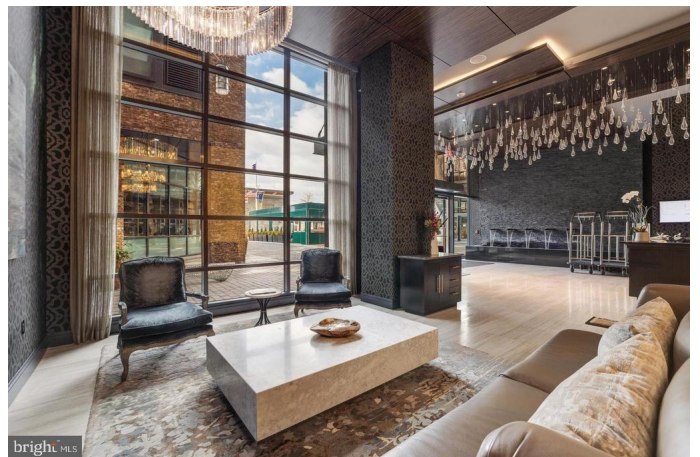
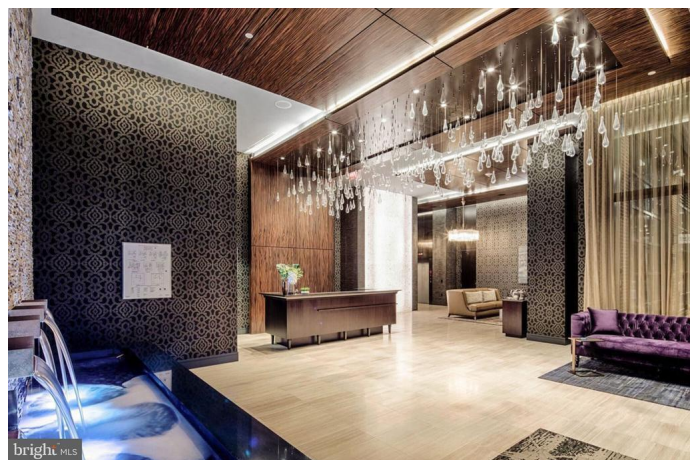
\$455,000

0 Bedroom, 1.00 Bathroom, 477 sqft

Residential on 0.00 Acres

SW WATERFRONT, Washington, DC

Want to feel like you're permanently on vacation at the SW Waterfront/Wharf? Then this delightful studio is calling your name! Located in the prestigious VIO Condominium, this isn't just a unit in a building; it's a lifestyle at the center of it all! Developed by PN Hoffman & Madison Marquette, VIO is an award winning development offering a full-service luxury condominium with resort-style amenities. Nestled in the heart of the vibrant Wharf SW waterfront, surrounded by world-class restaurants, entertainment, 2 metro stops, shopping, hotels, and a lively nightlife scene. Step outside and find yourself just moments away from piers, docks, and public spaces—perfect for relaxing by the water, catching a water taxi, renting a boat, exploring outdoor markets, or even ice skating in the winter. Inside this unit, you'll find stunning water views of the Potomac River and an incredible sunset that reflects gracefully inside. Featuring 9-ft ceilings, floor-to-ceiling windows, herring bone hardwood floors, and a sleek designer kitchen with Porcelanosa cabinetry, Quartz countertops, a glass tile backsplash, and Thermador appliances (including gas cooking). The bathroom boasts marble tiles throughout the floor and shower. An additional feature includes a murphy-bed that converts into a desk that conveys with the unit! In-unit whirlpool washer/dryer. On the third floor of the VIO building, you'll discover the luxurious resident's lounge, complete with a



fireplace, a fully equipped kitchen, and an espresso bar. The salt-water infinity-edge pool overlooks the entire waterfront, and outdoor seating with BBQ grills and a fire pit invite you to relax during the warmer months. The fitness center and yoga studio are located on the second floor, offering views of the front courtyard and water. Additionally, VIO offers 24/7 concierge and security services to ensure your comfort and peace of mind. Pet friendly building. We can't wait to show you around!!

Built in 2017

Essential Information

MLS® #	DCDC2193720
Price	\$455,000
Bathrooms	1.00
Full Baths	1
Square Footage	477
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Contemporary
Status	Active

Community Information

Address	45 Sutton Sq Sw #607
Subdivision	SW WATERFRONT
City	Washington
County	WASHINGTON-DC
State	DC
Zip Code	20024

Amenities

Has Pool	Yes
HOA Amenities	Common Grounds, Community Ctr, Concierge, Elevator, Fitness Center, Party Room, Pool-Outdoor, Security

Interior

Heating	Central
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Combination, Concrete/Block
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School Information

District	DISTRICT OF COLUMBIA PUBLIC SCHOOLS
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Additional Information

Date Listed	April 4th, 2025
Days on Market	214

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on November 3rd, 2025 at 5:46pm EST