

## **Best Neighborhoods in Colorado Springs**

You probably already know that Colorado Springs is an incredible place to live, with its beautiful parks, proximity to Pikes Peak, and amazing school districts, but you may be wondering if certain Colorado Springs neighborhoods are better than others?

The answer is yes, but it depends on your individual needs and priorities. The best neighborhood for you and your family may not be the best neighborhood for someone else. Do you want to be close to work? Part of a specific school district? Have easy access to parks and hiking trails? Or something else altogether?

You probably already have an idea of what you are looking for in a home, but consider making a list of what you are looking for in a neighborhood and making that part of your search

## **Colorado Springs Living**

Before getting into specific neighborhoods, let's take a moment to talk about Colorado Springs. Part of the reason for the city's rapid growth is that it is more affordable than most other cities in Colorado. It is about a 1.5 hour drive to Denver, so many residents choose to live in Colorado Springs and commute to their jobs in Denver.

Colorado Springs is also home to several military bases and nationally accredited universities like Colorado College, UCCS, and the US Air Force Academy, so the city has a high population of veterans and active-duty military, as well as students.

The city boasts famous attractions and natural wonders, such as Garden of the Gods, Pikes Peak, and the Olympic Training Center. Residents place a high priority on health and fitness, taking advantage of the over 240 average days of sunshine a year to enjoy both summer and winter sports.

Colorado Springs retains a strong sense of community and suburban feel, while still offering the amenities and attractions of a big city. There is always something to do, from going to a farmer's market or community event to checking out local bars and restaurants downtown. Let's move on to what you can expect in a Colorado Springs neighborhood.

## **Neighborhood Amenities**

As mentioned above, different areas of the city are suited for different people, but no matter what you are looking for, you're sure to find it in COS.

With the emphasis Colorado residents place on fitness, it probably doesn't come as a surprise that many of the Springs' newer neighborhoods feature community rec centers with fitness equipment, indoor or outdoor pools, and/or tennis courts. Expect easy access to the outdoors

from any part of the Springs, from high-quality neighborhood parks to larger open spaces perfect for hiking.

Check out our [Local Lineup articles](#) on our blog to get information about popular restaurants and craft beer in different parts of town. Like much of Colorado, Colorado Springs has a large number of local independent breweries and distilleries, so check out some of their amazing offerings.

Colorado Springs does not offer as comprehensive of a public transportation system as other cities of its size, so if you are planning to use public transit for your daily commute or errands, check out the bus routes near where you would like to live. Also, consider how far you are willing to commute to work on a daily basis.

Since Colorado Springs covers such a large geographical area, landscape and housing styles vary greatly throughout the city, so you might also want to consider how close you want to be to the mountains, how big of a lot you'd like, whether you'd like to be at a higher or lower elevation, etc. before making a decision.

Though we can't choose a single best neighborhood in Colorado Springs, here is a list of our contenders.

## **Downtown Colorado Springs**

Downtown Colorado Springs is a great hub if you want easy access to local shops and restaurants. It is a short drive to Manitou, Green Mountain Falls, or even Woodland Park, so it's easy to escape to the mountains for a day trip, while also being close to I-25 for your commute to work. Downtown is also just a few minutes from Peterson Air Force Base.

Most of the houses in this part of the Springs were built in the 1800s or early 1900s, so if you're looking for a house with vintage architecture, this is your spot. Downtown is composed of several smaller neighborhoods, but here are three of the most popular:

### **Old North End**

Old North End, colloquially known as Millionaire's Row, features large Victorian-style homes built with early gold money from Cripple Creek beginning around 1874. The neighborhood is conveniently located near Colorado College, and includes two National Register Historic Districts.

### **[Patty Jewett](#)**

This little gem of a neighborhood is home to the Patty Jewett Golf Course. Founded in 1898 and owned by the city since 1919, this course is one of the oldest public golf courses west of the

Mississippi River. The homes in this neighborhood are slightly smaller than the ones in Old North End, but still full of vintage charm as most of them were built in the early to mid 20th Century.

## **Shooks Run**

Shooks Run is a more affordable option than Patty Jewett or Old North End for those wishing to live in the downtown region. The neighborhood is home to Shooks Run Trail, an easy, paved walking and biking path, as well as Shooks Run Park, which features tennis courts and a children's playground. Residents also enjoy being next door to one of our favorite coffee shops, Switchback Coffee Roasters.

## **[Northeast Colorado Springs](#)**

Northeast Colorado Springs is located near the University of Colorado at Colorado Springs. It is a residential area with a high-density of restaurants and shopping centers, including University Village. It is a nice mix of affordability and convenience with access to excellent schools in both D20 and D11 and is relatively close to Fort Carson, making it a good choice for military families.

## **University Park**

This neighborhood offers luxury homes in a beautiful setting, similar to what you might find in the Broadmoor or Monument, but conveniently located in the center of town. University Park is only minutes from downtown and Briargate, whereas Broadmoor and Monument typically come with a significant commute.

## **Old Farm**

Not to be confused with The Farm in Northgate, this neighborhood was built primarily in the 80s and 90s and is close to Old Farm Park and High Chapparal Open Space. This neighborhood maintains a traditional feel while being minutes away from the amenities and shopping in Northeast Colorado Springs.

## **Wagon Trails**

Wagon Trails features newer homes than many of the neighborhoods in northeast Colorado Springs. It also has its own rec center, including an outdoor pool, and offers easy access to the Powers corridor.

## **[Northwest Colorado Springs](#)**

This region extends from near Garden of the Gods on the north end to the south border of the Air Force Academy. Like the northeast region, northwest Colorado Springs contains a mix of great schools in both D20 and D11. Many residents are attracted by the natural beauty of this area, which is located in the foothills of the Rampart Range.

### **Mountain Shadows**

This neighborhood was almost completely destroyed in the Waldo Canyon Fire of 2012. The Parkside section of the neighborhood lost 141 of its 178 homes in the fire, but most community members chose to stay in the neighborhood and rebuild, which says a lot about this incredible area! It offers easy access to the mountains, great local parks, amazing schools, and is just a beautiful place to live.

### **Peregrine**

Peregrine offers luxury custom homes with beautiful views. Located near the United States Air Force Academy, this area has access to some great hiking trails via Blodgett Peak Open Space. The HOA in this area also organizes a range of outdoor activities for its residents, including live music in the park.

### **Rockrimmon**

This is a classic northwest neighborhood with slightly older homes built mostly in the 70s or 80s. Rockrimmon is located squarely in school district 20, and like our other two northwest neighborhoods, is nestled in the foothills while being just minutes from downtown.

### **Manitou Springs**

Manitou Springs is located at the base of Pikes Peak and is home to the infamous Manitou Incline. It has the vibe of a small mountain while still being accessible for those working in Colorado Springs. Manitou's historic downtown is full of small local boutiques, coffee shops, and popular restaurants.

### **Cedar Heights**

This highly-sought after neighborhood is a gated community of luxury and custom homes that overlooks Garden of the Gods. Residents will also enjoy a breathtaking nighttime view of the lights of Colorado Springs.

### **Crystal Park**

Crystal Park is another beautiful mountainside, gated community that merges into Pike National Forest. Its clubhouse, complete with a kitchen, large deck, and heated swimming pool, offers social events for residents. Residents also have access to tennis, volleyball, and basketball courts. One downside is that the drive from the community's gate to the neighborhood takes about 30 minutes, but you will certainly feel like you are living deep in the mountains.

## **City of Manitou Springs**

This area features beautiful, historic homes. Manitou is known for its steep narrow streets lined by Victorian-style homes. In Manitou, you will be in the middle of the action, close to all the amazing local shops that the city has to offer. You will have to deal with more tourist traffic, however, than in one of the gated communities

## **Briargate**

Briargate is on the northern end of Colorado Springs and is a great place to raise a family. Most of the houses in this area were constructed between the 1980s and 2000s. Amenities in this area include the Promenade Shops, which offers a range of eateries and retail shops, as well as the Chapel Hills Mall.

## **Pine Creek**

This neighborhood was the final phase of Briargate's development, so it consists primarily of newer custom and high-end production homes. John Venezia Park, a ranch themed neighborhood park with a spray ground, is located in Pine Creek and provides a popular summer spot for young families. Residents also enjoy access to the 18-hole Pine Creek Golf Course, and D20 schools

## **Briargate**

The original Briargate subdivision features older homes from the 80s and 90s, while offering access to all of the Briargate amenities, from restaurants and shopping to D20 schools. This is also one of the more affordable subdivisions within Briargate.

## **Sagewood**

Sagewood offers large, modern homes with a unified design. The neighborhood has several community parks and an inter-connected walking/biking trail. It is also within walking distance of great schools like Timberview and Liberty.

## **Wolf Ranch**

This neighborhood is a master-planned community on the eastern edge of the Briargate region that is composed of pre-built luxury homes. Wolf Ranch offers plenty of amenities from neighborhood parks and trails to an outdoor pool. Wolf Ranch is also at a slightly higher elevation than its surrounding neighborhoods, guaranteeing a spectacular view of the mountains.

## [Northgate](#)

Northgate is conveniently located near the Air Force Academy and is a popular choice for those commuting to Denver. Northgate is home to the Rampart Campus of Pikes Peak Community Center, Interquest Marketplace, and Colorado Crossing. This area features movie theaters, great restaurants, and plenty of options for shopping, with more coming all the time.

## **Flying Horse**

This is a golf-course community that also features an athletic club and spa, with multiple outdoor pools, tennis courts, fitness classes, and more. Flying Horse is composed of upper-end custom homes, ranging from the \$400,000s to the millions.

## **The Farm**

This neighborhood features a great system of parks and trails from a dedicated open space to connections to La Foret and the Santa Fe Trail. The Farm's community center has an outdoor pool, as well as nearby ponds that can be used for paddle-boarding. There are also two great coffee shops right at the entrance to this community, Loyal Coffee and Mission Coffee Roasters.

## [Old Colorado City](#)

Old Colorado City is located near Pikes Peak and began as a supply hub for miners during the Pikes Peak Gold Rush. It was also briefly the capital of the Colorado Territory before it was relocated to Denver. Residents are often drawn to this area for its history and charm.

Similar to Manitou Springs, this area features older Victorian-style homes, but OCC also has a mix of more modern homes. Expect plenty of local shops and restaurants with slightly less tourist traffic than our beloved Manitou.

## [Black Forest](#)

Black Forest is perfect for those who may want a little bit more space and privacy while still being relatively close to Colorado Springs. Most lots in this area are 2.5-5 acres and are densely covered with beautiful ponderosa pines. It's about a 10-15 minute drive from Black Forest to the

north side of the Springs. There aren't a lot of options for shopping or dining in this area, but there are a few local gems like Black Forest Brewing or R & R Cafe, and the parks and trails are amazing!

## **Black Forest Reserve**

Black Forest Reserve is a gated community located near The Pineries Open Space, which features a popular 11-mile hiking loop. This neighborhood is governed by an HOA that provides street maintenance and snow removal for the community. It also features a community center, designated open spaces, and miles of trails for resident use. Lots are also still available if you are interested in having a home built.

## **Cathedral Pines**

This neighborhood is located near Black Forest Regional Park, giving residents access to picnic areas, a playground, sporting fields, and trails. Cathedral Pines is not a gated community, but due to its layout, offers a similar level of privacy. There are still some lots available for new builds, and residents have access to a community center for events and activities.

## **Sylvan Meadows**

Sylvan Meadows is located between two of the most popular hiking trails in Black Forest, The Pineries Open Space and Section 16, which are both great for biking, walking, or horseback riding. Sylvan Meadows is a mix of large, newer single-family homes and smaller, older homes in an established neighborhood

## **[Indigo Ranch](#)**

Indigo Ranch is located along the Powers corridor, in between Powers and Marksheffel, offering residents easy access to a range of shops and restaurants. Many families choose this area because it is close to the Colorado Springs Airport and also close to local military bases, but the neighborhood itself also offers great amenities like Ken Jordan park and access to its own athletic club.

If you have questions about how to choose a neighborhood, or are ready to start looking at houses in one of these regions, contact our amazing team at Springs Homes.