

# \$899,000 - 3645 7th Ave # 401, San Diego

MLS® #250016815SD

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## \$899,000

2 Bedroom, 2.00 Bathroom, 1,400 sqft  
Residential on 0 Acres

Hillcrest, San Diego,

Welcome to Park 7th Avenue! Discover the perfect blend of charm and convenience in this rarely available complex with modest HOA fees. This home features vaulted ceilings with a skylight, plantation shutters, granite countertops, elegant engineered hardwood floors throughout most of the home, recently-installed upgraded carpet in the loft, and a cozy fireplace in the living room. The versatile loft can serve as an office, a relaxing family room, or could potentially be converted into a third bedroom. Enjoy the community amenities, including a small community garden, a recreational room, and a barbecue area, perfect for social gatherings. Parking is a breeze with a private one-car garage and one parking space in a secure underground garage. Nestled in a prime central location, you'll be steps away from Whole Foods, Balboa Park, and a vibrant array of restaurants, coffee shops, and entertainment options. Plus, enjoy easy access to major freeways like the 5, 163, and 8, making your commutes and travel a breeze. Don't miss the opportunity to live in a walkable, lively neighborhood with a welcoming atmosphere!



Built in 1987

## Essential Information

MLS® #	250016815SD
Price	\$899,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Virgilio Felix
Listing Office	eXp Realty of Southern California, Inc.

### **Community Information**

Address	3645 7th Ave # 401
Area	92103 - Mission Hills
Subdivision	Hillcrest
City	San Diego
County	San Diego
Zip Code	92103

### **Amenities**

Amenities	Maintenance Grounds, Insurance, Trash, Water, Pets Allowed
Parking Spaces	2
Parking	Assigned, Gated
# of Garages	1
Garages	Assigned, Gated
Pool	None
Security	Key Card Entry, Security System

### **Exterior**

Exterior	Stucco
Roof	Rolled/Hot Mop
Construction	Stucco

### **Interior**

Interior Features	Balcony
Appliances	Dishwasher, Gas Water Heater, Refrigerator, Gas Cooking
Heating	Forced Air, Natural Gas
Cooling	Central Air, High Efficiency

Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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