

\$775,000 - 2244 2nd Avenue # 17, San Diego

MLS® #250027215SD

\$775,000

2 Bedroom, 3.00 Bathroom, 1,422 sqft
Residential on 0 Acres

San Diego, San Diego,

Modern Luxury in the Heart of Bankers Hill with water views and exceptional walkability. This meticulously upgraded home showcases over \$200,000 in renovations, reflecting true pride of ownership in every detail. Welcome home to this fully remodeled condo in one of San Diego's most desirable neighborhoods. Enjoy unparalleled walkability to the Gaslamp District, Little Italy, the Embarcadero, Balboa Park, and a variety of nearby shopping, dining, and entertainment options. With convenient access to freeways and the airport, this location offers both lifestyle and ease. Flexible open floor plan has been reimagined to include a stylish entry, a cozy sitting and reading nook with a glass-enclosed fireplace, and engineered wood flooring throughout. Highlights of this home include A Chef's Kitchen with GE Monogram appliances including a hood and Advantium speed convection oven, electric cooktop with 4 burners, farmhouse sink, pot filler, custom wood cabinetry, quartz countertops, heated Travertine floors, recessed lighting, and dedicated circuits for each appliance. Additional features include a large island with storage, lazy Susan, and built-in lighting throughout. Open-concept layout with a spacious dining and living rooms with a balcony for outdoor relaxation and water VIEWS. New dual-pane, sound-resistant exterior windows and sliding doors. Primary retreat features a walk-in closet and a spa-like bath with a large walk-in shower, rainfall



showerhead,dual vessel sinks, quartz counters, wall-mounted faucets, custom vanity, top-tier fixtures, and heated tile floors. Second Bedroom has been redesigned to create a true en-suite with soaking tub, new vanity and toilet, mirrored pocket door, and a fully built-out closet with modular shelving and drawers. Powder Room with custom vanity and stackable washer/dryer for added convenience. Additional seller upgrades include Mitsubishi heating & air conditioning system with 3-zone control - one for each bedroom and one for main living area, custom built-in bar and storage cabinets, heavy-duty front door for added security, plumbing isolation system ideal for travel, recessed lighting and SO much more. Community Amenities offer secured underground parking with assigned storage locker, High-speed fiber optic internet included in HOA dues, community pool, gym, sauna with dressing room and showers, BBQ/picnic area and guest suite available for residents up to 2 weeks/year free.

Built in 1969

Essential Information

MLS® #	250027215SD
Price	\$775,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,422
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Kurt Wannebo

Listing Office Wannebo Real Estate Group

Community Information

Address 2244 2nd Avenue # 17
Area 92101 - San Diego Downtown
Subdivision San Diego
City San Diego
County San Diego
Zip Code 92101

Amenities

Amenities Pool, Fitness Center, Hot Water, Insurance, Maintenance Grounds, Other, Pets Allowed, Trash, Water
Utilities Sewer Connected, Water Connected, See Remarks
Parking Spaces 1
Parking Garage, Garage Door Opener, Assigned, Community Structure, Gated, On Street
of Garages 1
Garages Garage, Garage Door Opener, Assigned, Community Structure, Gated, On Street
View Bay, City Lights
Has Pool Yes
Pool In Ground, Association, Community, Heated
Security Gated Community

Exterior

Roof Rolled/Hot Mop

Interior

Interior Tile, Wood
Interior Features Separate/Formal Dining Room, Recessed Lighting, Balcony, Bar, Built-in Features, Dry Bar, Storage, Track Lighting, Walk-In Closet(s)
Appliances Built-In Range, Built-In, Convection Oven, Double Oven, Dishwasher, Electric Oven, Disposal, Ice Maker, Microwave, Range Hood, Counter Top, Electric Cooking, Electric Range, Freezer, Self Cleaning Oven, Warming Drawer
Heating Zoned, Electric, See Remarks
Cooling Zoned
Fireplace Yes
Fireplaces Living Room
of Stories 1

Stories One

Additional Information

Date Listed May 12th, 2025
Days on Market 25
Zoning R-1:SINGLE
Short Sale N
RE / Bank Owned N

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