

\$900,000 - 3275 Moccasin Ave, San Diego

MLS® #250029582SD

\$900,000

2 Bedroom, 1.00 Bathroom, 726 sqft

Residential on 0 Acres

Clairemont, San Diego,

Welcome to your Clairemont retreat—where city access, sustainability, and future-focused potential all align. Just 10 minutes from beaches, canyon hikes, and tech hubs, this 2-bedroom home sits on a spacious, private lot with fully paid solar, an EV charger, and water-wise landscaping—designed for low bills and high lifestyle. Inside, enjoy natural light in every room, an updated kitchen, and a versatile layout that suits both relaxed living and hybrid work. The second bedroom functions perfectly as a home office, nursery, or guest space. Out back, 6-ft privacy fence encloses a generous yard with raised garden beds, a covered porch, and firepit—ideal for hosting friends or unwinding under the stars. What sets this home apart is its flexibility for growth: convert the garage into a 3rd bedroom and 2nd bath for a high-ROI upgrade, or take advantage of the lot size to build an ADU down the line. With no HOA, no Mello-Roos, and a location that puts everything from La Jolla Shores to Convoy's food scene within easy reach, this is turnkey living with room to grow—literally and financially. *Some photos are virtually staged.



Built in 1954

Essential Information

MLS® # 250029582SD

Price \$900,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	726
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jesse Morrison
Listing Office	HomeSmart Realty West

Community Information

Address	3275 Moccasin Ave
Area	92117 - Clairemont Mesa
Subdivision	Clairemont
City	San Diego
County	San Diego
Zip Code	92117

Amenities

Parking Spaces	2
Parking	Driveway
# of Garages	1
Garages	Driveway
Pool	None

Exterior

Roof	Composition
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Interior

Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator
Heating	See Remarks, Zoned
Cooling	Zoned, See Remarks
# of Stories	1
Stories	One

Additional Information

Date Listed	June 5th, 2025
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Days on Market 24

Short Sale N

RE / Bank Owned N

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