

# \$755,000 - 2722 Ariane Dr # 40, San Diego

MLS® #250036690SD

---

## \$755,000

2 Bedroom, 2.00 Bathroom, 1,016 sqft  
Residential on 7 Acres

Clairemont, San Diego,

MOTIVATED SELLER - THEY'VE FOUND THEIR REPLACEMENT HOME and are ready to go into Escrow! Welcome home to Canyon Rim, a beautiful townhome community. This home offers a light, bright open layout, spacious living room with a great patio overlooking trees and green belt, corner kitchen and a full bath at the entry level. Head upstairs to a large primary bedroom w/a balcony offers west facing views, guest bedroom and full guest bath. 1st floor is a large 2 car garage with laundry and direct access to the kitchen upstairs. HOA has pool/spa, tennis courts and club house. Location is near Costco and just 10 min to Pacific Beach and Clairemont Schools, Shopping and freeways. Welcome home to Canyon Rim, a beautiful townhome community. This home offers a light, bright open layout, spacious living room with a great patio overlooking trees and green belt, corner kitchen and a full bath at the entry level. Head upstairs to a large primary bedroom w/a balcony offers west facing views, guest bedroom and full guest bath. 1st floor is a large 2 car garage with laundry and direct access to the kitchen upstairs. HOA has pool/spa, tennis courts and club house. Location is near Costco and just 10 min to Pacific Beach and Clairemont Schools, Shopping and freeway.



Built in 1981

## Essential Information

MLS® #	250036690SD
Price	\$755,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	7.43
Year Built	1981
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Chuti Pawasittichot
Listing Office	HomeSmart Realty West

## Community Information

Address	2722 Ariane Dr # 40
Area	92117 - Clairemont Mesa
Subdivision	Clairemont
City	San Diego
County	San Diego
Zip Code	92117

## Amenities

Amenities	Clubhouse, Sport Court, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage
# of Garages	2
Garages	Door-Multi, Direct Access, Garage
Has Pool	Yes
Pool	Community, Association

## Exterior

Exterior	Stucco
Roof	Composition
Construction	Stucco

## Interior

Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Electric Cooking
------------	-------------------------------------------------------------------------------

Heating	Electric
Cooling	Wall/Window Unit(s)
# of Stories	3
Stories	Three Or More

### **Additional Information**

Date Listed	August 19th, 2025
Days on Market	18
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 21st, 2026 at 5:35am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.