

# \$1,375,000 - 3613 Granada Ave, San Diego

MLS® #260004445SD

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## \$1,375,000

2 Bedroom, 2.00 Bathroom, 1,172 sqft  
Residential on 0 Acres

North Park, San Diego,

If you've been dreaming of historic charm fused with modern convenience in one of San Diego's most vibrant neighborhoods, welcome to 3613 Granada Avenue. Nestled in the heart of North Park, this 1925 Craftsman-style residence is a rare blend of timeless character and thoughtful upgrades. Modern improvements provide true peace of mind, including 26 fully owned solar panels with Net Metering 2.0, updated electrical and plumbing systems, newer central HVAC, dual-pane windows throughout, and a reinforced foundation allowing you to enjoy the charm of a historic home without sacrificing today's comforts. Step outside to professionally designed landscaping with low-maintenance, drought-tolerant plants. The backyard is a private retreat with a covered veranda and a lap pool, perfect for relaxing or entertaining under the San Diego sun. Inside, the home offers a formal living and dining room filled with natural light, plus a newly constructed wood-burning fireplace. A well-maintained kitchen with the flexibility for a home office nook, and two generous bedrooms featuring custom closets and updated bathrooms. A detached garage with a washer/dryer adds both convenience and future potential. With a 96% proximity score, you're just steps from North Park's trendiest coffee shops, award-winning restaurants, boutiques, Bird Park, Morley Field, and other local hotspots. A short drive connects you to Balboa Park, the San Diego



Zoo, and some of SoCal's most beautiful beaches. This isn't just a home—it's a lifestyle rooted in culture, walkability, and community.

Built in 1925

### Essential Information

MLS® #	260004445SD
Price	\$1,375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.11
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kevin Piechota
Listing Office	eXp Realty of California, Inc.

### Community Information

Address	3613 Granada Ave
Area	92104 - North Park
Subdivision	North Park
City	San Diego
County	San Diego
Zip Code	92104

### Amenities

Parking Spaces	2
Parking	Driveway, Other
Garages	Driveway, Other
Pool	None

### Exterior

Exterior	Other
Roof	Composition

Construction            Other

**Interior**

Interior Features        Built-in Features, Recessed Lighting, See Remarks, Storage

Heating                    Forced Air, Natural Gas

Cooling                    Central Air

Fireplace                 Yes

Fireplaces                Living Room

# of Stories                1

Stories                     One

**Additional Information**

Date Listed                February 26th, 2026

Days on Market          4

Short Sale                 N

RE / Bank Owned        N

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