

# \$1,195,000 - 1441 9th Ave 2203, San Diego

MLS® #240008287

## \$1,195,000

2 Bedroom, 2.00 Bathroom, 1,355 sqft  
Residential on 0 Acres

Downtown, San Diego, CA

Welcome to the 22nd floor, NW corner residence of the Aria building! The Seller is remarrying and must regrettably part with his "Mojo Dojo Casa House," haha! This unit is part of the Aria Penthouse Series (Floors 20-24) and boasts the desirable "L Floor Plan." You will enjoy breathless views of westward facing sunsets and of the downtown skyline to San Diego Bay & Balboa Park. Natural light floods the main living area from the northwest with extra-large, wraparound windows allowing you to take full advantage of the expansive views. The living area features rustic "Iconic Edge Devine" white oak barn-wood style flooring and motorized wireless rechargeable roller-shades by Rollease Acmeda. The chef's gourmet kitchen features Dimastone countertops with a frosted glass backsplash, built-in Fisher Paykel two-drawer dishwasher and fridge, wine fridge and European style cabinets. The second bedroom comes with a murphy bed installed for flexibility in room use. The unit comes with two independent underground parking spaces on the P1 level and an extra-large private storage room. Aria is perched atop Cortez Hill, the highest point in downtown San Diego. If you're concerned about homelessness downtown, don't worry because they don't make it up the hill, gravity! Aria is well situated with easy access to I-5 and 163. Within minutes, you can walk to any of Balboa Park, Little Italy, the Farmer's Market, the Gaslamp Entertainment district, San Diego Harbor and



Marina, or Petco Park in East Village.

Built in 2008

**Additional Information**

City	San Diego
County	San Diego
Zip	92101
MLS® #	240008287
Bedrooms	2
Bathrooms	2
Square Ft	1,355
Lot Size	0.00
Neighborhood	SAN DIEGO DOWNTOWN (92101)
Garages	2

**Listing Details**

Provided By: North Properties

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