

# \$975,000 - 344 Russia Street, San Francisco

MLS® #424013296

## \$975,000

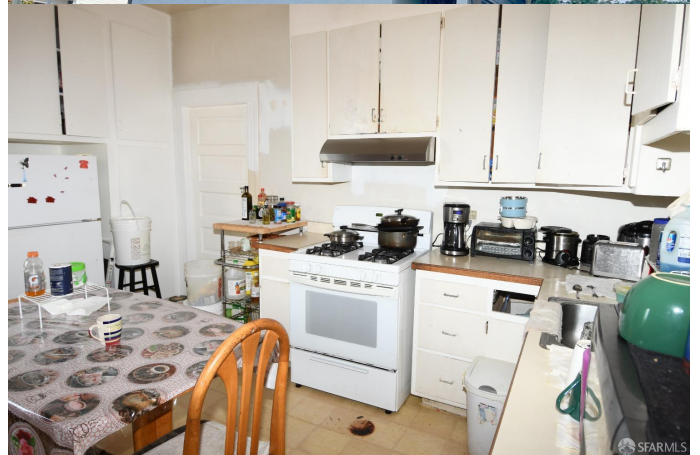
4 Bedroom, 0.00 Bathroom,  
Residential Income on 0 Acres

Excelsior, San Francisco, CA

Great location! This detached 2,400 sq ft corner duplex, boasting separate entrances from Russia Ave and Madrid St, is perfectly situated in the heart of the sought-after Excelsior neighborhood. Bathed in natural light, this property has hardwood floors and includes a detached 2-car garage. While both units could benefit from updating, the potential here is remarkable! The lower unit comprises 2 bedrooms, 1 bath, a living room, and kitchen. The top unit offers 2 bedrooms, 1 bath, a living room, kitchen, and a versatile dining/flex room. Each unit is equipped with in-unit washer/dryer hookups. Outside, enjoy the backyard adorned with a mature lemon tree. Convenience abounds with Mission Street's array of shops and restaurants within walking distance. Excelsior Playground is just steps away, and Balboa & McLaren Parks, are within walking distance. Public transportation options including Balboa BART, while easy access to the 280 Freeway adds to the accessibility.

## Essential Information

|           |                    |
|-----------|--------------------|
| MLS® #    | 424013296          |
| Price     | \$975,000          |
| Bedrooms  | 4                  |
| Bathrooms | 0.00               |
| Acres     | 0.06               |
| Type      | Residential Income |
| Sub-Type  | Duplex             |



Status                      Active

**Community Information**

Address                      344 Russia Street  
Area                          SF District 10  
Subdivision                Excelsior  
City                          San Francisco  
County                      San Francisco  
State                        CA  
Zip Code                    94112

**Amenities**

Parking Spaces            2  
Parking                      Garage, Side By Side  
# of Garages                2

**Interior**

Stories                      Two

**Exterior**

Lot Description            Corner Lot

**Additional Information**

Date Listed                March 5th, 2024

**Listing Details**

Listing Agent              Jorge E Carcamo  
Provided By:               Futura Realty Inc.

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