

\$949,000 - 1441 9th 1704, San Diego

MLS® #260021746

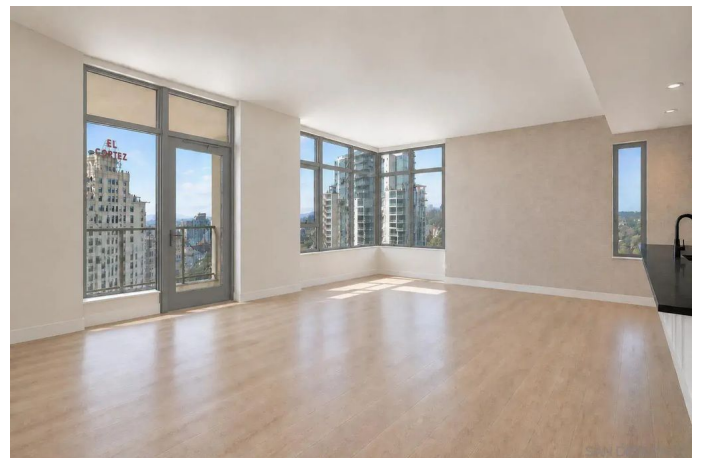
\$949,000

2 Bedroom, 2.00 Bathroom, 1,355 sqft

Residential on 0.51 Acres

Cortez Hill, San Diego, CA

Residence 1704 at Aria presents a rare opportunity to experience elevated San Diego living from a 17th-floor northwest corner residence. Offering 1,355 sq. ft., 2 bedrooms and 2 baths, this exceptional home is wrapped in expansive corner windows that capture extraordinary natural light and panoramic views in three directions. The ever-changing panorama extends from the lush greenery of Balboa Park across San Diego Bay to the Downtown skyline and Coronado Bridge, with dramatic sunsets over Point Loma. The coveted northwest orientation provides abundant natural light throughout the day while helping minimize the heat and glare of the stronger midday and early-afternoon sun. The views are not limited to the living spaces—they are enjoyed from the kitchen, both bedrooms and even the bathrooms. The living and dining areas open seamlessly to a covered terrace, creating a private outdoor extension of the home. It is an ideal setting for morning coffee, sunset cocktails or effortless entertaining against a backdrop of bay sunsets, illuminated city lights and aircraft quietly approaching San Diego International Airport. Inside, the residence has been thoughtfully refreshed for a sophisticated, move-in-ready experience. Brand-new premium flooring offers the refined appearance of light wood with commercial-grade durability, while both bedrooms feature brand-new carpeting. Fresh interior paint throughout creates a crisp, pristine backdrop. (see



supplemental comments!)

Built in 2008

Essential Information

MLS® #	260021746
Price	\$949,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,355
Acres	0.51
Year Built	2008
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	1441 9th 1704
Area	SAN DIEGO DOWNTOWN (92101)
Subdivision	Cortez Hill
City	San Diego
County	San Diego
State	CA
Zip Code	92101

Amenities

Amenities	BBQ,Clubhouse/Rec Room,Exercise Room,On-Site Guard,Pool,Recreation Area,Spa/Hot Tub
Parking Spaces	2
Parking	Garage,Garage Door Opener,Gated,Tandem
# of Garages	2
Has Pool	Yes
Pool	Community/Common

Interior

Appliances	Dishwasher,Disposal,Dryer,Microwave,Refrigerator,Washer,Convection Oven,Double Oven,Ice Maker,Water Line to Refr,Electric Cooking
Heating	Forced Air Unit

Cooling	Central Forced Air
Fireplace	Yes
# of Stories	24
Stories	1 Story

Exterior

Roof	Common Roof
Construction	Stucco

Fees

HOA Fees	\$1,028
HOA Frequency	Monthly
Other Fees	\$0
Total Fees	\$1,028

Additional Information

Date Listed	September 4th, 2026
Days on Market	1
Zoning	R-1:SINGLE
Listing Office	Halcyon

Listing Details

Listing Office	Halcyon
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Listing information last updated on September 13th, 2026 at 3:39am PDT