

\$329,000 - 1643 6th 406, San Diego

MLS® #260016635

\$329,000

Bedroom, 1.00 Bathroom, 400 sqft
Residential on 1.01 Acres

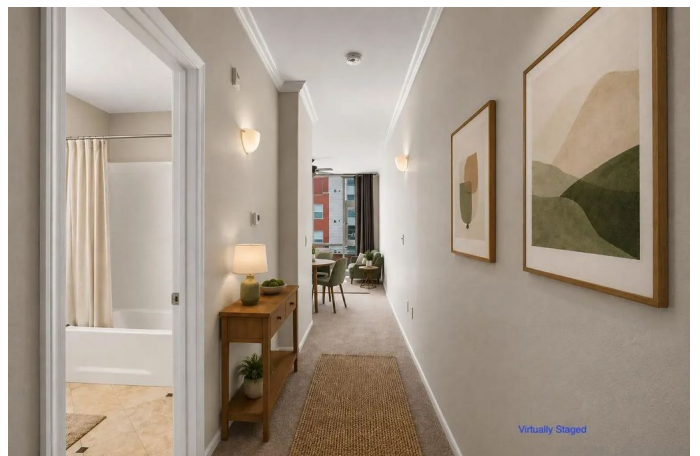
Cortez Hill, San Diego, CA

In a market where many condominium communities are experiencing rising HOA dues, this association actually reduced its monthly dues this year. The most recent HOA audit reflected approximately \$1 million in reserve funds!! Currently the only studio available for sale in Cortez Hill, this light-filled condo offers westerly views, abundant natural light, and a flexible layout with plenty of possibilities for creating separate sleeping, living, dining, and work-from-home spaces. The kitchen features generous cabinet storage, granite countertops, and stainless steel appliances, while the large walk-in closet provides exceptional storage space. Additional highlights include central heating and air conditioning and one assigned underground parking space. The community offers a fitness center and community room, all within one of Downtown San Diego's quieter and more residential neighborhoods. Enjoy convenient access to Balboa Park, Little Italy, the waterfront, restaurants, coffee shops, entertainment, and freeway access. An excellent opportunity for a primary residence, Downtown home base, or San Diego getaway.

Built in 2004

Essential Information

MLS® #	260016635
Price	\$329,000



Bathrooms	1.00
Full Baths	1
Square Footage	400
Acres	1.01
Year Built	2004
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Active

Community Information

Address	1643 6th 406
Area	SAN DIEGO DOWNTOWN (92101)
Subdivision	Cortez Hill
City	San Diego
County	San Diego
State	CA
Zip Code	92101

Amenities

Amenities	Clubhouse/Rec Room,Exercise Room,Gated Community,Laundry Facilities
Utilities	Cable Connected,Electricity Connected,Phone Connected,Sewer Connected,Water Connected
Parking Spaces	1
Parking	Assigned,Attached,Gated,Underground
# of Garages	1
View	City,Evening Lights,Panoramic
Pool	N/K

Interior

Appliances	Dishwasher,Disposal,Microwave,Range/Oven,Refrigerator
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
# of Stories	4
Stories	1 Story

Exterior

Lot Description	Corner Lot,Curbs,Public Street,Sidewalks,Street Paved,West of I-5
Roof	Other/Remarks
Construction	Metal,Stucco,Wood

Fees

HOA Fees	\$535
HOA Frequency	Monthly
Other Fees	\$0
Total Fees	\$535

Additional Information

Date Listed	July 8th, 2026
Days on Market	28
Zoning	R-1:SINGLE
Listing Office	Coldwell Banker West
Contact Info	619-894-9153

Listing Details

Listing Office	Coldwell Banker West
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Listing information last updated on September 13th, 2026 at 1:09am PDT