

\$639,000 - 2462 44th, San Diego

MLS® #260015904

\$639,000

2 Bedroom, 1.00 Bathroom, 837 sqft
Residential

Swan Canyon / MidTown, San Diego, CA

Tucked along a peaceful canyon setting in the heart of City Heights, this charming residence offers comfort, character, and everyday convenience—making it the perfect starter home for buyers looking to plant roots in San Diego. Natural light fills the open living space, highlighted by a cozy fireplace and an inviting layout perfect for relaxing or entertaining. The updated kitchen features quartz countertops and modern finishes that blend style with functionality. Dual-pane windows, ceiling fans, brand new flooring, and tasteful upgrades throughout create a move-in ready home with a bright, airy feel. The backyard is truly a standout feature—thoughtfully designed to maximize both relaxation and functionality. From the beautifully lit gazebo lounge and firepit gathering area to the expansive turf play space overlooking the canyon, the outdoor setting feels like a private retreat rarely found at this price point. Whether hosting friends, enjoying quiet evenings under the string lights, or creating lasting memories with family, this space was designed to be enjoyed year-round. Ideally positioned to enjoy the evolving energy of City Heights, you™re just moments from local eateries, neighborhood markets, community parks, and convenient commuter routes.

Built in 1957

Essential Information



MLS® #	260015904
Price	\$639,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	837
Year Built	1957
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	2462 44th
Area	EAST SAN DIEGO (92105)
Subdivision	Swan Canyon / MidTown
City	San Diego
County	San Diego
State	CA
Zip Code	92105

Amenities

Amenities	Playground
Parking Spaces	2
Parking	Attached,Direct Garage Access,Garage - Front Entry
# of Garages	1
Pool	N/K

Interior

Appliances	Dishwasher,Disposal,Dryer,Range/Oven,Refrigerator,Solar Panels,Washer,Counter Top
Heating	Fireplace,Floor Furnace
Cooling	Other/Remarks,Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	FP in Living Room,Wood
Stories	1 Story

Exterior

Roof	Composition
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Construction	Wood/Stucco
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Fees

Other Fees	\$0
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Additional Information

Date Listed	July 1st, 2026
Days on Market	29
Zoning	R-2:Minor
Listing Office	Cal State Realty Services

Listing Details

Listing Office	Cal State Realty Services
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Listing information last updated on September 13th, 2026 at 3:25am PDT