

\$599,900 - 425 W Beech 204, San Diego

MLS® #260014631

\$599,900

2 Bedroom, 2.00 Bathroom, 995 sqft

Residential on 1.38 Acres

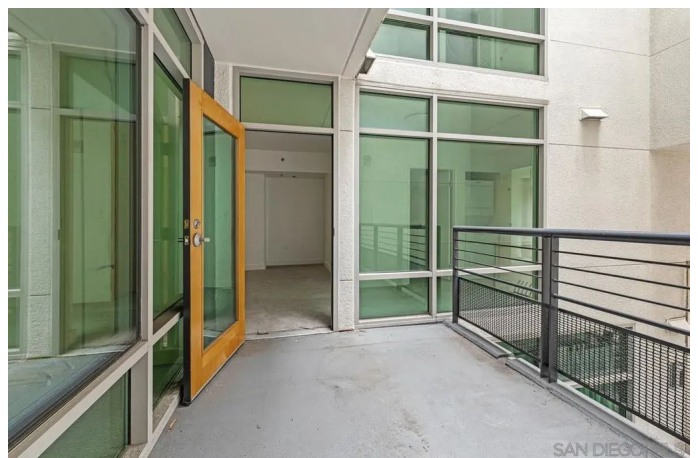
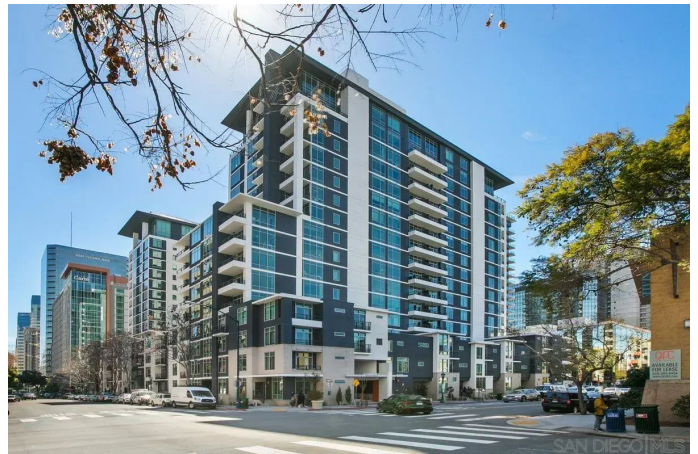
Little Italy, Downtown, San Diego, CA

Spacious two-bedroom, two-bathroom residence in Acqua Vista, ideally located in the heart of Little Italy just blocks from San Diego Bay. This second-floor unit features an open-concept floor plan and two private balconies, including a generously sized balcony off the living room with ample space for an outdoor sectional—perfect for relaxing or entertaining. A second private balcony is accessed from the secondary bedroom. Floor-to-ceiling windows in the living room and both bedrooms fill the home with abundant natural light, creating a bright and inviting atmosphere throughout. Additional conveniences include in-unit laundry and a well-designed layout that maximizes comfort and functionality. Residents of Acqua Vista enjoy resort-style amenities, including a fitness center, an eighth-floor pool deck with panoramic views, spa, and BBQ areas.

Built in 2004

Essential Information

MLS® #	260014631
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	995
Acres	1.38
Year Built	2004



Type	Residential
Sub-Type	Condominium
Style	Modern
Status	Active

Community Information

Address	425 W Beech 204
Area	SAN DIEGO DOWNTOWN (92101)
Subdivision	Little Italy, Downtown
City	San Diego
County	San Diego
State	CA
Zip Code	92101

Amenities

Amenities	BBQ,Exercise Room,Pool
Parking Spaces	1
Parking	Gated,Community Garage
# of Garages	1
View	City,City Lights
Has Pool	Yes
Pool	Community/Common,Association

Interior

Appliances	Dishwasher,Disposal,Dryer,Fire Sprinklers,Microwave,Range/Oven,Refrigerator,Washer
Heating	Forced Air Unit
Cooling	Central Forced Air,Electric
Fireplace	Yes
# of Stories	17
Stories	1 Story

Exterior

Roof	Other/Remarks
Construction	Stucco

Fees

HOA Fees	\$990
HOA Frequency	Monthly

Other Fees	\$0
Total Fees	\$990

Additional Information

Date Listed	June 16th, 2026
Days on Market	79
Zoning	R-1:SINGLE
Listing Office	KWest Real Estate Group
Contact Info	Preferred: 619-920-8319

Listing Details

Listing Office	KWest Real Estate Group
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Listing information last updated on September 12th, 2026 at 11:39pm PDT