

\$949,000 - 5151 Ewing St, San Diego

MLS® #260019306

\$949,000

2 Bedroom, 1.00 Bathroom, 1,077 sqft

Residential on 0.28 Acres

College Area, San Diego, CA

Exceptional investment and redevelopment opportunity in the heart of the College Area. Situated on a 12,100 sq. ft. lot with canyon views, this 2-bedroom, 1-bath home offers immediate rental income today and outstanding long-term potential under the recently adopted College Area Community Plan, allowing for 5-9 units per acre (buyer to verify). Whether you're looking to add to your investment portfolio, develop additional units, or hold for future appreciation, this property offers exceptional flexibility in one of San Diego's strongest student housing markets. While planning your future project, this charming home is ready to rent and features a functional layout, abundant natural light, bamboo flooring, fresh interior paint, wall-unit air conditioning, and off-street driveway parking—an invaluable feature in this permit parking neighborhood. The home also offers wonderful curb appeal, and the timeless character buyers love in the College Area, including a large mid-century picture window that fills the living room with natural light and the original interior doors that adds to its classic charm. The converted garage expands the home's living space with a kitchen, dining area, and laundry room, while an additional bonus space between the kitchen and living room offers flexibility for a home office, study area, or extra storage. The expansive backyard, canyon views, and existing pool provide the perfect setting to renovate, reimagine, or incorporate into a



future redevelopment project.

Built in 1951

Essential Information

MLS® #	260019306
Price	\$949,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,077
Acres	0.28
Year Built	1951
Type	Residential
Sub-Type	Detached
Status	Active

Community Information

Address	5151 Ewing St
Area	SAN DIEGO (92115)
Subdivision	College Area
City	San Diego
County	San Diego
State	CA
Zip Code	92115

Amenities

Parking Spaces	1
Parking	Converted
Has Pool	Yes
Pool	Below Ground

Interior

Appliances	Dryer,Refrigerator,Washer,Gas Range
Heating	Wall/Gravity
Cooling	Wall/Window
Fireplace	Yes
Stories	1 Story

Exterior

Roof	Composition
Construction	Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	August 6th, 2026
Days on Market	30
Listing Office	Fine & Coastal Real Estate

Listing Details

Listing Office	Fine & Coastal Real Estate
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