

2471 40TH AVE, SAN FRANCISCO, CA 94116

San Francisco



\$1,098,000
LIST PRICE

4
BEDS

2
BATHS

1,375
SQ FT

0.07 AC
LOT

1947
YEAR BUILT

Residential / Single Family Residence
TYPE

SOURCE: COMPASS LISTING

THE HOME

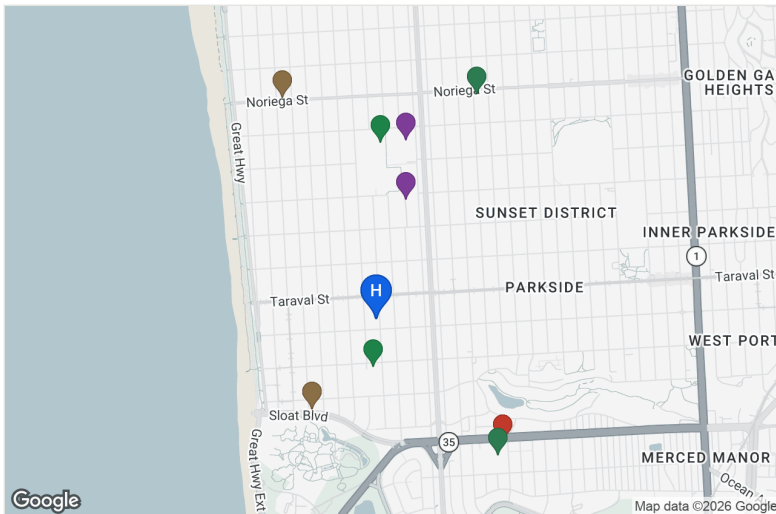
Built in 1947, this four-bedroom, two-bath Doelger Full-Six Tunnel Entrance residence occupies a 3,001-square-foot lot in San Francisco's Outer Parkside. The main level holds three bedrooms, one bathroom, a living room, and a formal dining room. The lower level offers a fourth bedroom, a second bathroom, and a living area with direct backyard access—a configuration that supports flexible household arrangements. The 1,375-square-foot floor plan retains the character of its era and invites personalization. A generous backyard extends the functional envelope of the home, suited to outdoor use or future modification.

THE NEIGHBORHOOD

Outer Parkside sits between Ocean Beach and the Taraval Street corridor, bordered by neighborhood parks including South Sunset Playground, Pine Lake Park, and West Sunset Playground. The Walk Score of 88 reflects proximity to Lucky and Boss Supermarket for groceries, Java Beach At The Zoo and Devil's Teeth Baking Company for coffee, and a range of casual dining along the commercial spine. The L Taraval light rail is steps away. A drive to Trader Joe's on Winston Drive takes eight minutes; the journey to 1 Letterman Drive is twenty-one minutes by car, fifty-two by transit. The Pacific coastline and Sunset Boulevard shape the rhythm of daily life here.



THE NEIGHBORHOOD MAP



This home Cafés Dining Grocery Parks Schools

GETTING AROUND

1 Letterman Dr
21 min drive · 7.5 mi 52 min transit

Trader Joes 265 Winston Dr
8 min drive · 2.2 mi 17 min transit

1725 3rd St San Francisco
20 min drive · 10.5 mi 51 min transit

76 Almond Ct San Rafael
35 min drive · 21.5 mi 2 hr 11 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

MARKET & HOME VALUES

\$1,478,000	\$1,622,900	\$1,147	9
MEDIAN SALE PRICE	AVERAGE SALE PRICE	AVERAGE PRICE PER SQ FT	AVERAGE DAYS ON MARKET

Recent Outer Parkside sales range from \$1,320,000 to \$2,115,000, with a median of \$1,478,000 and an average price per square foot of \$1,147. Homes are moving in an average of nine days. Comparable properties on 39th, 43rd, and 44th Avenues, as well as Santiago and Ulloa Streets, closed between March and July at prices reflecting both baseline condition and degree of finish. Buyers weighing this offering will want to account for deferred updates and the opportunity cost of renovation against the neighborhood's demonstrated absorption pace.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
2824 Santiago Street, San Francisco, CA 94116	\$2,050,000	3/2	1,682	\$1,219	Jul 06, 2026

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
2470 43rd Avenue, San Francisco, CA 94116	\$2,115,000	4/3	1,821	\$1,161	Jun 08, 2026
2614 39th Avenue, San Francisco, CA 94116 CLOSED	\$1,800,000	3/3	1,725	\$1,043	May 15, 2026
2330 43rd Avenue, San Francisco, CA 94116	\$1,995,000	3/3	1,910	\$1,045	May 05, 2026
3626 Ulloa Street, San Francisco, CA 94116 CLOSED	\$1,690,000	3/1.5	1,214	\$1,392	Apr 30, 2026
2539 44th Avenue, San Francisco, CA 94116 CLOSED	\$1,320,000	3/1	1,214	\$1,087	Mar 19, 2026

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

WORTH KNOWING

- The lower-level bedroom and living area are not reflected in tax records; the Matterport scan indicates 2,036 square feet of living space, a figure that may aid in planning updates or refinancing.
- Ulloa Elementary (GreatSchools rating 8/10) is three-tenths of a mile away; Robert Louis Stevenson Elementary (10/10) and A.P. Giannini Middle (8/10) are within a mile, as is Abraham Lincoln High (9/10).
- This is a trust sale not subject to court confirmation, a streamlined process that can expedite escrow timelines for qualified buyers prepared to move decisively.

NEARBY

CAFÉS	Java Beach At The Zoo, Devil's Teeth Baking Company, Andytown Roastery, Training Lab, & Coffee Supply
DINING	Java Beach At The Zoo, Ono Hawaiian BBQ, Devil's Teeth Baking Company
GROCERY	Lucky, Boss Supermarket
PARKS	South Sunset Playground Park, West Sunset Playground Park, Pine Lake Park

88 WALK SCORE®
Very Walkable

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

SCHOOLS

8/10 Ulloa Elementary School Public · Grades K-5 · 0.3 mi · Above average	10/10 Stevenson (Robert Louis) Elementary School Public · Grades K-5 · 0.6 mi · Above average
8/10 Giannini (A.P.) Middle School Public · Grades 6-8 · 0.7 mi · Above average	10/10 Yu (Alice Fong) Elementary School Public · Grades K-8 · 2.0 mi · Above average
9/10 Lincoln (Abraham) High School Public · Grades 9-12 · 1.1 mi · Above average	10/10 Asawa (Ruth) San Francisco School Of The Arts, A Public School. Public · Grades 9-12 · 2.7 mi · Above average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT MARIA



Maria DeSalvo

REALTOR® | MARIN COUNTY · DRE #02163763

I'm Maria DeSalvo, a fifth-generation Marin County native and real estate advisor. I've built my business on integrity, personalized strategy, and genuine connection. Getting to play a role in a transitional chapter in someone's life – whether they're buying their first home, selling their family home, or growing their investment portfolio – is the part of this work I never take for granted.

Some clients call me their house therapist. Others call me an expert in my field. What I know for certain is that no two journeys are alike, and I treat them that way.

My approach is calm and grounded. I believe the best thing I can do for a client is make something complicated feel manageable and be two steps ahead before the pressure sets in. For sellers, that means acting as a full project manager: home improvement guidance, staging, vendors, pricing, timing – the whole process. For buyers, it means being a steady guide through a market that rarely feels steady.

THE OLDHAM GROUP AT COMPASS

The Oldham Group is one of the Bay Area's top-ranked real estate teams, with 50+ agents and over \$403 million in annual sales across San Francisco, Silicon Valley, the Peninsula, Marin, Monterey, and beyond. As part of Compass, the team combines deep local expertise with the resources of one of the nation's leading brokerages — powerful technology, innovative marketing, and a nationwide network — so every client benefits from the collective knowledge and support of an entire team working toward one goal: your success.



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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



EQUAL HOUSING OPPORTUNITY

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