

2182 40TH AVE, SAN FRANCISCO, CA 94116

San Francisco



\$1,199,000
LIST PRICE

4
BEDS

3
BATHS

1,638
SQ FT

0.04 AC
LOT

1947
YEAR BUILT

Residential / Single Family Residence
TYPE

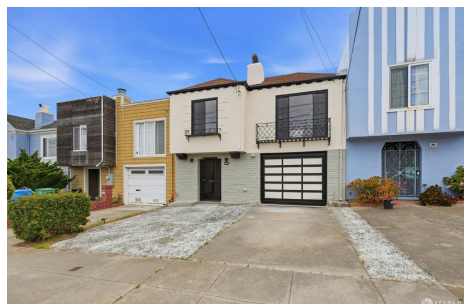
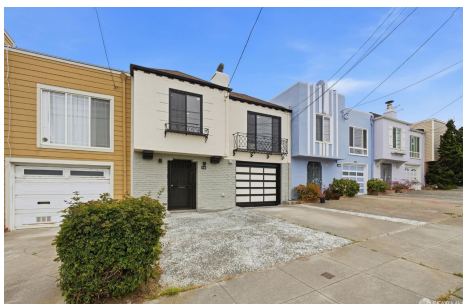
SOURCE: COMPASS LISTING

THE HOME

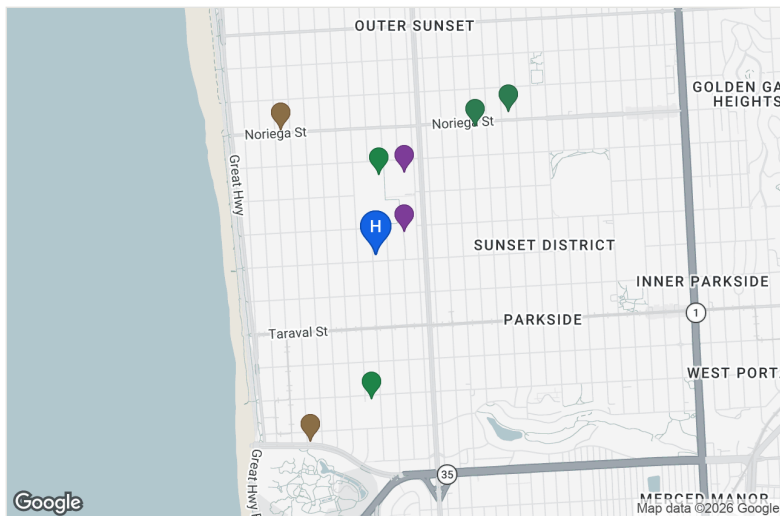
Built in 1947, this four-bedroom, three-bath residence on 40th Avenue offers 1,638 square feet across two levels on a 1,751-square-foot lot. The main floor centers on a living room with hardwood floors, recessed lighting, and a fireplace, alongside two bedrooms and one-and-a-half baths. The ground level provides two additional permitted bedrooms, a full bath, a sitting area, and flexible space suited to home office, guest quarters, or hobbies. The layout balances classic San Francisco vernacular with adaptable space for contemporary household needs.

THE NEIGHBORHOOD

The Outer Sunset sits between the Great Highway and Sunset Boulevard, a few blocks from Ocean Beach and within walking distance of Taraval Street transit, shops, cafes such as Devil's Teeth Baking Company and Andytown Coffee Roasters, and parks including South Sunset Playground and Pine Lake. The area earned a Walk Score of 80. Commute times include 19 minutes by car to 1 Letterman Drive and 8 minutes to 265 Winston Drive. Nearby schools such as Robert Louis Stevenson Elementary and A.P. Giannini Middle School anchor the district.



THE NEIGHBORHOOD MAP



This home Cafés Dining Grocery Parks Schools

GETTING AROUND

1 Letterman Dr
19 min drive · 7.1 mi 50 min transit

1725 3rd St San Francisco
21 min drive · 10.9 mi 55 min transit

76 Almond Ct San Rafael
33 min drive · 21.1 mi 2 hr 12 min transit

265 Winston Dr
8 min drive · 2.6 mi 17 min transit

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

MARKET & HOME VALUES

\$1,725,000 MEDIAN SALE PRICE	\$1,795,125 AVERAGE SALE PRICE	\$1,140 AVG \$/SQ FT	9 AVG DAYS ON MARKET
\$1,575,000 LOWEST SALE PRICE	\$2,050,000 HIGHEST SALE PRICE		

Recent Outer Sunset sales ranged from \$1,575,000 to \$2,050,000, with a median of \$1,725,000 and an average price per square foot of \$1,140. Homes in the area averaged 9 days on market. Several properties closed within a week of listing, and multiple sales exceeded their asking price. The comparable set reflects steady demand for single-family homes in this coastal district.

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
2107 39th Avenue, San Francisco, CA 94116	\$1,870,000	3/3	1,985	\$942	Jun 02, 2026
2114 40th Avenue, San Francisco, CA 94116	\$1,851,000	3/2	1,340	\$1,381	Feb 27, 2026
2226 39th Avenue, San Francisco, CA 94116 CLOSED	\$1,725,000	3/1	1,300	\$1,327	Apr 27, 2026
2235 43rd Avenue, San Francisco, CA 94116 CLOSED	\$1,660,000	2/1	1,397	\$1,188	May 26, 2026
2214 43rd Avenue, San Francisco, CA 94116 CLOSED	\$1,635,000	3/2	1,402	\$1,166	Jun 02, 2026

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

WORTH KNOWING

- Robert Louis Stevenson Elementary School and A.P. Giannini Middle School are each 0.3 miles away, both rated 8 or higher by GreatSchools.
- The property's ground-level bedrooms and flexible spaces are permitted, offering options for extended living, work-from-home arrangements, or multigenerational households.
- Ocean Beach, Sunset Boulevard, and the Great Highway form the western edge of the neighborhood, providing direct access to the coast and open space.

NEARBY

CAFÉS	Devil's Teeth Baking Company, Java Beach At The Zoo, Andytown Roastery, Training Lab, & Coffee Supply
DINING	Devil's Teeth Baking Company, Java Beach At The Zoo, The Pizza Place on Noriega
GROCERY	Safeway, Boss Supermarket
PARKS	South Sunset Playground Park, West Sunset Playground Park, Pine Lake Park

80 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 Sunset Elementary School Public · Grades K-5 · 0.3 mi · Above average	10/10 Stevenson (Robert Louis) Elementary School Public · Grades K-5 · 0.3 mi · Above average
8/10 Giannini (A.P.) Middle School Public · Grades 6-8 · 0.3 mi · Above average	10/10 Yu (Alice Fong) Elementary School Public · Grades K-8 · 1.8 mi · Above average
9/10 Lincoln (Abraham) High School Public · Grades 9-12 · 0.9 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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