

\$2,195,000 - 265 Rivoli Street, San Francisco

MLS® #425065499

\$2,195,000

4 Bedroom, 4.00 Bathroom, 3,400 sqft

Residential Income on 0.06 Acres

Cole Valley/Parnassu, San Francisco, CA

Exceptionally maintained 4-unit Edwardian at 265 Rivoli Street offers a rare chance to own a classic property in the heart of Cole Valley. Each spacious one-bedroom corner unit is filled with natural light from walls of windows and enjoys sweeping north-facing views of the Golden Gate Bridge towers, St. Ignatius Church, Angel Island, and San Francisco's cityscape. Original 1920s details include high ceilings, hardwood floors, picture moldings, and French doors. Renovated units feature granite countertops, walk-in closets, modern lighting, and updated color schemes. Layouts include inviting living rooms, dining areas with built-in bar cabinets, well-proportioned kitchens with gas ranges, and full baths. Directly across from Grattan Park with courts, fields, and playgrounds, the property provides a truly comfortable city lifestyle. Each unit has a dedicated garage space with elevated storage. An additional oversized detached garage offers future potential for development.

Close to Cole Valley's popular restaurants and cafes, UCSF Medical Center, Golden Gate Park, and the Mount Sutro Open Space Reserve. Excellent public transit options provide easy access to downtown and beyond.



Built in 1928

Essential Information

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Price \$2,195,000

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,400
Acres	0.06
Year Built	1928
Type	Residential Income
Sub-Type	Quadruplex
Style	Edwardian
Status	Active Under Contract

Community Information

Address	265 Rivoli Street
Area	SF District 5
Subdivision	Cole Valley/Parnassu
City	San Francisco
County	San Francisco
State	CA
Zip Code	94117

Amenities

Utilities	City
Parking Spaces	5
Parking	Attached, Garage, Garage Door Opener, Side By Side
View	City, Golden Gate Bridge

Interior

Appliances	Free-Standing Electric Range, Free-Standing Gas Oven, Free-Standing Refrigerator, Varies By Unit
Heating	Central, Gas
Cooling	None
Stories	Three Or More
Basement	None

Exterior

Lot Description	Corner Lot
Roof	Asphalt
Construction	Stucco, Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 29th, 2025

Listing Details

Listing Agent Michael B Harrington

Listing Office Sotheby's International Realty



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