# \$1,149,000 - 1452 Bush Street 15, San Francisco

MLS® #425072099

## \$1,149,000

2 Bedroom, 3.00 Bathroom, 1,515 sqft Residential on 0.14 Acres

Van Ness/Civic Center, San Francisco, CA

The Midtown - in the midst of it all. This gorgeously renovated 2BR/2.5BA townhouse-style condo is the one you've been waiting for. The end unit is surrounded by windows with city outlooks and filled with natural light. Upon entering, you are greeted to a chef's kitchen with Neolith quartz countertops & backsplash, high-end S/S appliances including a Thermador gas range & Bosch refrigerator, wine fridge and modern cabinetry. There is also a dining area, large half bath, laundry room and living room with a walk out balcony. As you ascend the stairs, you'll find two spacious en-suite bedrooms with office/reading nooks and custom closet organizers. Lofty ceilings and beautiful wide-plank hardwood floors add a modern touch. One car deeded parking with EV charging in a secured garage accompanies the unit. Google Fiber Webpass included. Conveniently located at the crossroads of Polk Gulch, Pac Heights, Nob/Russian Hill and Union Square. 100 Walk Score!

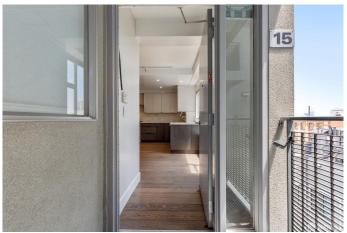


### **Essential Information**

MLS® # 425072099 Price \$1,149,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2







Half Baths 1

Square Footage 1,515 Acres 0.14

Year Built 2004

Type Residential

Sub-Type Condominium

Status Active

## **Community Information**

Address 1452 Bush Street 15

Area SF District 8

Subdivision Van Ness/Civic Center

City San Francisco

County San Francisco

State CA

Zip Code 94109

### **Amenities**

Parking Spaces 1

Parking Garage Door Opener, Side by Side, On Site - Mapped (Condo Only)

# of Garages 1

#### Interior

Stories Two

### **Additional Information**

Date Listed July 3rd, 2025

HOA Fees 729

HOA Fees Freq. Monthly

## **Listing Details**

Listing Agent Calvin M Kam

Listing Office Compass

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