

# \$1,095,000 - 3409-3411 Irving Street, San Francisco

MLS® #425079806

**\$1,095,000**

4 Bedroom, 2.00 Bathroom, 2,000 sqft

Residential Income on 0.06 Acres

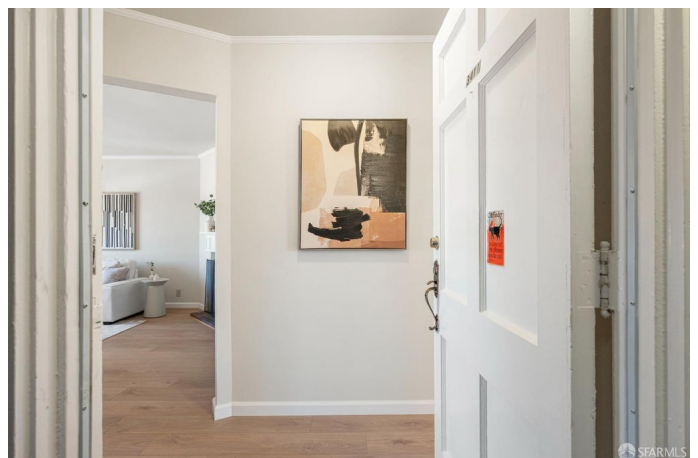
Central Sunset, San Francisco, CA

Welcome to 3409-3411 Irving, a classic Sunset duplex offering versatility, charm, and opportunity in one of San Francisco's most beloved neighborhoods. This two-unit building presents a rare chance for both homeowners and investors alike. The upper, top-floor unit (delivered vacant) welcomes you with two comfortable bedrooms, a bright living area, a full bath, and a well-proportioned kitchen - perfect for everyday living. The lower unit mirrors the thoughtful 2-bedroom / 1-bath layout and provides immediate, stable rental income. Situated in the heart of the Sunset, this duplex places you close to cafes, markets, and local eateries, with Golden Gate Park, Ocean Beach, and neighborhood parks just minutes away. Whether you're seeking a smart owner-occupier setup or a steady investment property, this is a flexible opportunity in a community that truly feels like home.

Built in 1945

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 425079806   |
| Price          | \$1,095,000 |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,000       |
| Acres          | 0.06        |
| Year Built     | 1945        |



|          |                    |
|----------|--------------------|
| Type     | Residential Income |
| Sub-Type | Duplex             |
| Status   | Active             |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3409-3411 Irving Street |
| Area        | SF District 2           |
| Subdivision | Central Sunset          |
| City        | San Francisco           |
| County      | San Francisco           |
| State       | CA                      |
| Zip Code    | 94122                   |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Electricity Available, Natural Gas Connected, Sewer Connected |
| Parking Spaces | 2                                                             |
| Parking        | Attached, Covered, Garage                                     |
| # of Garages   | 2                                                             |
| View           | Ocean                                                         |

### Interior

|            |                                                                  |
|------------|------------------------------------------------------------------|
| Appliances | Free-Standing Gas Oven, Free-Standing Refrigerator, Washer/Dryer |
| Heating    | Central, Natural Gas                                             |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Yard Space          |
| Lot Description   | None                |
| Roof              | Tar/Gravel          |
| Construction      | Stucco, Wood Siding |
| Foundation        | Concrete            |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 10th, 2025 |
|-------------|----------------------|

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Agent  | Caley Zheng           |
| Listing Office | Willowmar Real Estate |

© Copyright 2025 of the SFAR MLS. Listings on this page identified as belonging to another listing firm are based upon data obtained from the SFAR MLS, which data is copyrighted by the San Francisco Association of REALTORS®, but is not warranted. Information being provided is for consumers' personal, noncommercial use and may not be used for any

purpose other than to identify prospective properties consumers may be interested in purchasing.