



21 KIRKWOOD AVENUE

SAN FRANCISCO, CA

LUXURY LIVING WITH ICONIC CITY & WATER VIEWS

Welcome home to this beautifully designed four-story townhouse offering 3 bedrooms plus a den, 3.5 baths, and a thoughtfully curated layout ideal for modern living. With soaring ~10-foot ceilings and refined finishes throughout, this residence blends comfort, style, and functionality.

The lower level features a spacious den with lovely outlooks, perfect for a home office, media room, or additional living space, along with a convenient half bath. This level also includes a generous two-car tandem garage with interior access and additional storage.

OFFERED AT \$1,149,000

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The main level is designed for effortless living and entertaining, showcasing an open-concept living and dining area anchored by a chef's kitchen. Appointed with quartz countertops, sleek contemporary cabinetry, and stainless-steel Bosch appliances, the kitchen flows seamlessly to a private balcony with southwest-facing water views—an ideal setting for morning coffee or evening gatherings. A well-sized bedroom, full bath, and two pantry closets—thoughtfully added to maximize storage—complete this level.

Upstairs, the primary suite offers a peaceful retreat with its own private deck, a large walk-in closet, and a spa-inspired ensuite bath featuring a tiled shower, soaking tub, and dual-sink quartz vanity. This level also includes a third spacious bedroom, an additional full bath, and a conveniently located laundry closet.

Crowning the home is a private rooftop deck—perfect for enjoying sunset views, entertaining guests, or simply relaxing above it all.

Ideally situated in a vibrant waterfront neighborhood with scenic walking trails, pocket parks, and curated public art, this home is just minutes from Dogpatch, Mission Bay, and the 3rd Street Light Rail. Enjoy easy access to top dining, shopping, and cultural destinations, along with a seamless commute.