

\$695,000 - 2234 Callahan Avenue, Simi Valley

MLS® #225000872

\$695,000

4 Bedroom, 2.00 Bathroom, 1,227 sqft

Residential on 0 Acres

Simi Park North-169 - 1000862, Simi Valley,

Discover this light, bright, and airy 4-bedroom, 1.5-bath home on a desirable **LARGE CORNER LOT!** Inside is brand new flooring throughout; Luxury vinyl flooring in the kitchen and bathrooms and carpet in the living room and bedrooms. Freshly painted interior, mid-century modern built-ins, and an extra-wide sliding glass door leading to a covered patio. Enjoy views of open grassy school field with the mountains behind as you look out your front windows, the front door or garage. Plenty of space for an ADU, guest house, and pool. A large backyard shed adds extra storage plus a wide side yard giving space for RVs, boats, etc. Washer/dryer hookups are conveniently located in the garage with access straight through the kitchen. A must-see with endless possibilities!



Built in 1961

Essential Information

MLS® # 225000872

Price \$695,000

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,227

Acres 0.18

Year Built 1961

Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Jessica Schultz
Listing Office	eXp Realty of California Inc

Community Information

Address	2234 Callahan Avenue
Area	SVW - West Simi
Subdivision	Simi Park North-169 - 1000862
City	Simi Valley
County	Ventura
Zip Code	93065

Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt
Construction	Stucco

Interior

Interior	Carpet
Appliances	Gas Cooking, Gas Water Heater, Range
Heating	Central, Natural Gas
Cooling	None
# of Stories	1
Stories	One

Additional Information

Date Listed	February 21st, 2025
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Days on Market	200
Zoning	RM-3.7
Short Sale	N
RE / Bank Owned	N

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