

# \$1,049,000 - 22950 Humming Bird Way, Calabasas

MLS® #225002299

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## \$1,049,000

3 Bedroom, 2.00 Bathroom, 1,168 sqft  
Residential on 0 Acres

N/A, Calabasas,

Investment/Development opportunity! An original ranch house that sits across two lots and comes with a THIRD connected lot next door. Located in the highly desirable area behind Calabasas High School, this charming single story ranch home was built in 1956. It sits on a massive, nearly flat piece of land. Nestled in a forest of beautiful oak trees, the home exudes charm and tranquility. The sprawling layout includes 3 bedrooms, 2 bathrooms, a living room with a wood burning fireplace, a cozy dining area, a den or home office off the kitchen, laundry room and attached bonus room. In addition, the home has a massive family room. For those who are looking for a development opportunity, numerous homes nearby have recently been rebuilt in modern style. It's rare to find new homes on such large sprawling lots. The home sits on two connected lots totaling 11,054 square feet. The adjacent lot is 5,266 square feet. Lot #3 also has a potential piece of history which is an authentic pump house.



Built in 1956

## Essential Information

MLS® #	225002299
Price	\$1,049,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,168
Acres	0.25
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Erik Sellfors
Listing Office	Cambridge Homes

### **Community Information**

Address	22950 Humming Bird Way
Area	CLB - Calabasas
Subdivision	N/A
City	Calabasas
County	Los Angeles
Zip Code	91302

### **Amenities**

Parking	Concrete
Garages	Concrete

### **Exterior**

Exterior	Stucco
Lot Description	Back Yard, Paved
Construction	Stucco

### **Interior**

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Raised Hearth
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	13

Zoning	LCA11*
Short Sale	N
RE / Bank Owned	N

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