

# \$1,099,000 - 1246 Armacost Avenue # 201, Los Angeles

MLS® #25558441

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## \$1,099,000

3 Bedroom, 3.00 Bathroom, 1,570 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Welcome to Armacost Chateau, a luxurious 3BD/3BA condo located in the heart of the Westside. This bright and spacious front-facing unit offers approx. 1,644 sq ft of refined living with an open-concept layout perfect for entertaining. Ideally located, fresh ocean air pours in with no obstruction being positioned in the front of the building. Curate your favorite bites, featuring a chef's kitchen with oversized countertops, custom cabinetry, and stainless steel appliances. Enjoy conversations with family & friends as the open floor plan flows from the kitchen through the dining and living areas. The expansive living room features a gas fireplace, hardwood floors, recessed lighting, and access to a private balcony with tree-lined street views. The generous primary suite boasts two walk-in closets and a spa-inspired bath with dual vanities, separate tub, and shower. Two additional bedrooms with built-in storage offer flexibility for office or guest use. Other highlights include a powder room, in-unit laundry, central HVAC, double-pane windows, and plantation shutters throughout. This compound is access-controlled at every entry point including the elevator. The private gated garage comes with assigned two-car parking, ample guest spaces & additional storage. Ideally located just off Wilshire Blvd near Sawtelle Japantown, Brentwood, Westwood, Santa Monica, UCLA, and the 405. Rare opportunity to own a turnkey, move-in-ready residence in a prime Westside location.



Built in 2005

## Essential Information

MLS® #	25558441
Price	\$1,099,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,570
Acres	0.46
Year Built	2005
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Jonny Ahdoot
Listing Office	Realty One Group United

## Community Information

Address	1246 Armacost Avenue # 201
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

## Amenities

Amenities	Clubhouse, Controlled Access, Trash, Insurance, Recreation Room, Security
Parking Spaces	2
Parking	Door-Multi, Garage, Community Structure, Gated, Guest, Oversized, Private, Storage
Garages	Door-Multi, Garage, Community Structure, Gated, Guest, Oversized, Private, Storage
View	City Lights, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Rated Drywall, Fire Sprinkler System, Gated Community, Security Gate, 24 Hour Security

## Exterior

Exterior	Stucco, Brick, Concrete
Lot Description	Front Yard, Lawn
Windows	Double Pane Windows, Plantation Shutters
Roof	Tile
Construction	Stucco, Brick, Concrete
Foundation	Brick/Mortar, Concrete Perimeter

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Breakfast Bar, Furnished
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave, Built-In, Convection Oven, Disposal, Dryer, Oven, Range, Refrigerator, Vented Exhaust Fan, Washer, Water Purifier
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	4
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	July 21st, 2025
Days on Market	75
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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