

# **\$1,300,000 - 1733 Armacost Avenue # 1, Los Angeles**

MLS® #25560829

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## **\$1,300,000**

3 Bedroom, 3.00 Bathroom, 1,818 sqft

Residential on 0 Acres

N/A, Los Angeles,

Experience Westside living in this front-facing 3 bedroom and 2.5-bathroom townhome. This residence offers a bright, inviting atmosphere with an open concept living and dining area that is perfect for entertaining friends and family. The Flex Room can be a perfect sitting room for guests and family. Or a TV Room to watch your favorite shows, sports teams or a video game marathon. The kitchen is sleek and modern with all white cabinetry and stainless-steel appliances. A perfect kitchen to make meals for guests, family and yourself and the kitchen will look spotless. There is so much ample storage in this kitchen, you can always have extra supplies for cooking, baking and snacking. All three bedrooms are upstairs. The primary bedroom is spectacular with 17-foot ceilings and three soaring arched windows to let in a generous amount of natural light. In the evenings, turn on the primary bedroom fireplace to create a warm space to read and relax. The primary en-suite bathroom is a perfect blend of luxury and efficiency double sink vanity, a soaking tub, and a generous size walk-in shower. The walk-in closet is accessed through the en-suite bathroom. A staircase in the primary bedroom leads to a loft space that is perfect for a small office or a quiet sitting area. This space opens to a private outdoor space with views of the Santa Monica Mountains. An ideal place to enjoy the sun and fresh air. Family and guests will enjoy the additional two bedrooms which have ample space for comfort and privacy.



Each bedroom has large windows to bring in light and vaulted ceilings for a subtle architectural flair. The washer and dryer are located between the kitchen and the Flex Room. This unit only has one shared wall and has direct access to a private three-car garage with two additional parking spaces in the driveway. Fireplaces are decorative. This home's location makes it easy to get to UCLA, Century City, Sawtelle Japantown, Brentwood, Santa Monica, and Venice.

Built in 1993

**Essential Information**

MLS® #	25560829
Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,818
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	David Gaeta
Listing Office	Nourmand & Associates-BW

**Community Information**

Address	1733 Armacost Avenue # 1
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

**Amenities**

Parking Spaces	5
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Parking	Door-Multi, Garage, Concrete, Controlled Entrance, Side By Side, Tandem
# of Garages	3
Garages	Door-Multi, Garage, Concrete, Controlled Entrance, Side By Side, Tandem
View	Mountain(s), City Lights
Pool	None
Security	Gated Community

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Gas Oven, Refrigerator, Range Hood, Vented Exhaust Fan, Dryer, Washer, Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	4
Stories	Three Or More

## Additional Information

Date Listed	July 6th, 2025
Days on Market	10
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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