

# \$2,200 - 5535 Canoga Avenue # 117, Woodland Hills

MLS® #25562837

## \$2,200

1 Bedroom, 1.00 Bathroom, 610 sqft  
Residential Lease on 2 Acres

N/A, Woodland Hills,

Live the Resort Lifestyle Now Leasing in Exclusive Warner Center Gated Community Step into resort-style living in one of Woodland Hills' most sought-after private gated communities. This beautifully updated and well-maintained one-bedroom, one-bath unit offers the perfect blend of comfort, convenience, and luxury for tenants seeking a high-quality lifestyle. Located within a 24-hour guarded community in the heart of Warner Center, the unit is ideally situated just steps from a wide range of upscale amenities. Residents enjoy access to lagoon-style pools and spas, multiple patios perfect for outdoor dining or socializing, a full-service clubhouse, a racquetball court, six tennis courts, a large fitness center, saunas, a playground area, and beautifully landscaped greenbelt surroundings. Inside, the home features modern vinyl flooring and an open-concept layout that feels spacious and inviting. The updated kitchen includes granite countertops and stainless steel appliances and opens seamlessly into the dining and living areas, making it ideal for cooking while entertaining. A romantic gas fireplace and a private balcony overlooking lush greenery provide the perfect places to relax at the end of the day. The spacious bedroom includes two closets and a ceiling fan, while the bathroom features granite countertops, a separate tub and shower, and updated fixtures. Smart home features such as a NEST thermostat, remote-controlled door lock, motion sensor lights, and privacy film on



the windows offer added convenience and security. Additional highlights include side-by-side parking for two vehicles conveniently located near the unit, dual-pane windows and sliding doors, mirrored closet doors, dimmable lighting, smooth ceilings, an updated Oxygenics shower head, and ceiling fans in both the living room and bedroom. Centrally located near The Village at Warner Center, the new LA Rams headquarters, top-tier shopping and dining, bike paths, parks, and proposed entertainment and sports centers, this home offers unbeatable access to everything Los Angeles has to offer. With beaches, hiking and biking trails, and summer concerts just a short drive away, this isn't just a rental it's a lifestyle. Now available for lease, this exceptional unit is ideal for tenants who are ready to enjoy comfort, community, and convenience in one of LA's fastest-growing neighborhoods. Come see for yourself what elevated living looks like.

Built in 1987

### Essential Information

MLS® #	25562837
Price	\$2,200
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	610
Acres	2.15
Year Built	1987
Type	Residential Lease
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Monica Yekani
Listing Office	The Beverly Hills Estates

## Community Information

Address	5535 Canoga Avenue # 117
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

## Amenities

Amenities	Controlled Access, Pet Restrictions, Playground, Pool, Racquetball, Recreation Room, Sauna, Security, Spa/Hot Tub, Tennis Court(s), Trash
Parking Spaces	2
Parking	Uncovered
Garages	Uncovered
View	None
Has Pool	Yes
Pool	Association, Community, In Ground
Security	Carbon Monoxide Detector(s), Gated with Guard, Smoke Detector(s)

## Interior

Interior	Tile, Vinyl
Interior Features	Balcony, Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Gas Oven, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
Stories	One

## Additional Information

Date Listed	July 9th, 2025
Days on Market	5
Zoning	LAWC
Short Sale	N
RE / Bank Owned	N

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