

\$1,599,000 - 4476 Calhoun Avenue, Sherman Oaks

MLS® #25580239

\$1,599,000

3 Bedroom, 3.00 Bathroom, 2,453 sqft
Residential on 0 Acres

N/A, Sherman Oaks,

HUGE PRICE IMPROVEMENT! You're going to fall in love with this charming, turnkey, single-level traditional gem in Sherman Oaks' desirable Library Square. The home is **ALSO AVAILABLE FULLY FURNISHED** and turnkey, including furniture, kitchenware, and household essentials. With a 79 Walk Score, you're just steps from Sherman Oaks Park, the library, Whole Foods, Ralphs, Mendocino Farms, and many other shops and restaurants. Set on a lovely tree-lined street and framed by a classic white picket fence on a corner lot, this 3BR + 3BA, approx. 2,453 ft home also has an attached, beautifully finished garage - perfect as a rec room, office, gym, garage, or even a 4th bedroom. Step inside to a light-filled, open floor plan that flows through French doors to a spacious patio and grassy yard, surrounded by soaring bamboo and lush greenery, your own peaceful sanctuary. Updated beautifully, the many highlights include recessed lighting, smooth ceilings, copper plumbing, a Nest thermostat, central HVAC, fresh interior paint, and beautiful new luxury vinyl plank (LVP) flooring. The layout offers a large dining area, a living room with a fireplace, and a versatile den. The updated kitchen features granite countertops, stainless steel appliances, a double oven, and an island with seating perfect for casual meals or entertaining. The primary suite boasts vaulted ceilings, abundant natural light, and a walk-in closet. Visit the website for a full view of this property, including videos, aerial images,



drone footage, and 3D imaging.

Built in 1945

Essential Information

MLS® #	25580239
Price	\$1,599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,453
Acres	0.15
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Scott Nell
Listing Office	Equity Union

Community Information

Address	4476 Calhoun Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	None
Pool	None

Interior

Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	August 20th, 2025
Days on Market	47
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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