

# \$1,849,000 - 2022 N Catalina Street, Los Angeles

MLS® #25603899

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## \$1,849,000

3 Bedroom, 2.00 Bathroom, 1,513 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Nestled on a serene, tree-canopied street just south of Los Feliz Boulevard, this 1920s Spanish gem radiates soulful elegance and timeless warmth. Beyond its charming facade, this 3 BD, 2 BA haven unveils original hardwood floors, sun-drenched rooms, and delicate period details that whisper stories of a bygone era. The generous living room, centered around a decorative fireplace, flows effortlessly into a formal dining and reading nook perfect for cozy evenings or lively gatherings. A bright, airy kitchen with ample workspace flows into a picturesque breakfast room. Outside is a sprawling, flat backyard - a canvas for poolside dreams or future expansion, basking in the glow of Los Angeles' golden light. Spacious bedrooms, plus a versatile bonus space with its own entrance, offer endless possibilities: a home office, artist's retreat, or cozy den all wrapped in the home's inviting embrace. From the back bedroom, catch glimpses of Downtown's skyline, paired with a rare, open serenity throughout. A detached 2-car garage and abundant driveway parking seal the deal. Steps from the vibrant pulse of Los Feliz Village, Griffith Park's trails, and the city's finest haunts All Time, Figaro Bistro, Maru this home is a love letter to classic Los Feliz living, brimming with light, space, and enduring allure.

Built in 1922



## Essential Information

MLS® #	25603899
Price	\$1,849,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,513
Acres	0.15
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Grant Linscott
Listing Office	Keller Williams Realty Los Feliz

## Community Information

Address	2022 N Catalina Street
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

## Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Private, Side By Side, Covered, Gated
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Private, Side By Side, Covered, Gated
View	City Lights, Peek-A-Boo
Pool	None
Security	Gated Community

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room, Decorative
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	October 16th, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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