

\$795,000 - 5327 Coldwater Canyon Avenue # D, Sherman Oaks

MLS® #25608271

\$795,000

2 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 3 Acres

N/A, Sherman Oaks,

Welcome to 5327 Coldwater Canyon Ave #D, a beautifully updated townhome in the desirable Coldwater Villas community of Sherman Oaks, blending comfort, style, and convenience in one inviting package. Step inside through a lush, tree-lined walkway to discover a bright and spacious layout designed for modern living. The open-concept main level features a welcoming living room with hardwood floors, a cozy dining area, and a wet bar, perfect for entertaining. Large windows flood the home with natural light, while the private patio provides a serene spot to relax or host guests surrounded by greenery. The kitchen is thoughtfully designed with updated appliances, ample cabinet space, and easy flow to the living and dining areas. Upstairs, you'll find two generous en-suite bedrooms, each offering comfort and privacy. The primary suite stands out with soaring vaulted ceilings, a massive walk-in closet, and a beautifully maintained full bath. Downstairs, the oversized two-car garage is a true bonus, offering excellent built-in storage and a large laundry area with room for organization or a small workspace. The Coldwater Villas is a secure, well-maintained community featuring a sparkling pool, spa, and clubhouse with recreation space. Enjoy the ultimate Sherman Oaks lifestyle just moments from Ventura Blvd's best shops, restaurants, and markets: Erewhon, Whole Foods, and Trader Joe's are all nearby. With easy freeway access and peaceful surroundings, this home truly has it



all.

Built in 1978

Essential Information

MLS® #	25608271
Price	\$795,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,409
Acres	2.75
Year Built	1978
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	David Rindenow
Listing Office	Equity Union

Community Information

Address	5327 Coldwater Canyon Avenue # D
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91401

Amenities

Amenities	Insurance, Meeting Room, Pool, Recreation Room
Parking Spaces	2
Parking	Garage, Door-Multi
# of Garages	2
Garages	Garage, Door-Multi
View	Trees/Woods
Has Pool	Yes
Pool	Association
Security	Fire Detection System, Gated Community, Smoke Detector(s)

Exterior

Exterior	Stucco
Construction	Stucco

Interior

Interior	Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 20th, 2025
Days on Market	8
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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