

# \$1,295,000 - 1800 Hillcrest Avenue, Glendale

MLS® #GD25148506

**\$1,295,000**

3 Bedroom, 3.00 Bathroom, 1,882 sqft

Residential on 0 Acres

N/A, Glendale,

\*\*Prime NW Glendale (91202) \*\*

Located north of Cumberland Road in the highly sought-after Hillcrest Canyon neighborhood, this beautifully updated 3-bedroom, 3-bathroom home offers comfort, space, and convenience. Built in 1962 and spanning 1,882 sq ft on a generous 9,135 sq ft lot, this two-story residence blends classic character with modern upgrades.

The open-concept main level features a spacious kitchen with a breakfast bar, seamlessly connected to the dining area—perfect for entertaining. Just off the dining room, step out onto a charming front patio, ideal for morning coffee, alfresco dining, or enjoying the quiet, tree-lined surroundings. A stylish powder room is conveniently located for guests. The adjacent living room includes a cozy fireplace, wet bar, and direct access to the attached garage.

Upstairs, you'll find all three bedrooms, including a private primary suite with an en-suite bath. The additional two bedrooms share a full bathroom. Enjoy the freshly landscaped wraparound yard with new turf—ideal for outdoor entertaining or relaxing in your own private retreat.

Additional upgrades include brand-new interior and exterior paint, new recessed lighting, upgraded appliances, new tiling and carpet



CRMLS

plus more thoughtful improvements throughout.

This is a rare opportunity to own in one of Glendale's most desirable enclaves. Don't miss your chance. Schedule a private showing today!

Built in 1962

## Essential Information

MLS® #	GD25148506
Price	\$1,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,882
Acres	0.21
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jerry Armen
Listing Office	Team Rock Properties

## Community Information

Address	1800 Hillcrest Avenue
Area	626 - Glendale-Northwest
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91202

## Amenities

Parking Spaces	2
Parking	Garage Faces Front, Garage
# of Garages	2
Garages	Garage Faces Front, Garage
View	None

Pool None

## Exterior

Lot Description ZeroToOneUnitAcre, Back Yard, Yard, Landscaped, Secluded, Walkstreet

## Interior

Interior Carpet, Tile

Interior Features Wet Bar, Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Up, Primary Suite

Appliances Dishwasher, Freezer, Gas Oven, Gas Range, Built-In Range

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Living Room

# of Stories 2

Stories Two

## School Information

District Glendale Unified

## Additional Information

Date Listed July 1st, 2025

Days on Market 14

Zoning GLR1YY

Short Sale N

RE / Bank Owned N

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