

# \$599,000 - 9950 Topanga Canyon #78 Boulevard, Chatsworth

MLS® #SB25123105

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 3 Acres

N/A, Chatsworth,

BACK ON MARKET BUYER WAS UNABLE TO PERFORM .. Experience Elevated Living in This Rarely Available Rear-Facing Chatsworth Townhome - Property may be eligible for 20K when purchased with special program , Beautiful Community Pool , Outdoor area and HOA paid Earthquake Insurance , Cable Tv and so much more !!!

Step into a world of refined comfort and quiet sophistication with this beautifully remodeled 3-bedroom, 2.5-bath townhome, ideally positioned in a premium rear-facing location within one of Chatsworth's most desirable communities. Privately tucked away from the street side of Topanga Canyon Blvd, this unit offers a level of tranquility that's rarely found making it a true sanctuary in the city.

Remodeled in 2019, this turnkey residence features an expansive open-concept floor plan, elegantly anchored by a sleek gas fireplace and thoughtfully curated modern finishes. The inviting front patio offers a serene space to enjoy your morning coffee , BBQ or evening wine in complete privacy.

The chef-inspired kitchen boasts contemporary cabinetry, new stainless steel appliances, a custom backsplash, and an adjacent dining area designed for effortless entertaining. Upstairs, the primary suite impresses with soaring ceilings, abundant natural light, and a en-suite bathroom. Two additional



well-appointed bedrooms share a beautiful bathroom, while a convenient upstairs laundry area adds everyday ease.

Enjoy direct access through your PRIVATE TWO CAR attached garage, a coveted feature that enhances both security and functionality. Recent high-end upgrades include a newer 4-ton AC unit, freshly painted interiors, modern ceiling fans, and extensive enhancements throughout the home.

The HOA provides comprehensive services including water, trash, earthquake and fire insurance, Spectrum HD/DVR cable, and access to resort-style amenities such as a sparkling pool, rejuvenating spa, and a well-equipped recreation room.

Surrounded by scenic hiking trails, yet just minutes from the Metro station, 118 freeway, Westfield Topanga Mall, and a variety of upscale dining destinations, this residence effortlessly blends nature, luxury, and convenience.

Don't miss this rare opportunity to own a quiet, move-in ready gem in a highly coveted community—homes like this seldom come to market.

Built in 1975

## Essential Information

MLS® #	SB25123105
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,445
Acres	3.46
Year Built	1975

Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Deborah Bush
Listing Office	Jason Mitchell Real Estate CA

## Community Information

Address	9950 Topanga Canyon #78 Boulevard
Area	CHT - Chatsworth
Subdivision	N/A
City	Chatsworth
County	Los Angeles
Zip Code	91311

## Amenities

Amenities	Clubhouse, Insurance, Maintenance Grounds, Pet Restrictions, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Covered, Direct Access, Door-Multi, Garage, Garage Door Opener, Garage Faces Rear, Side By Side
# of Garages	2
Garages	Covered, Direct Access, Door-Multi, Garage, Garage Door Opener, Garage Faces Rear, Side By Side
View	None
Has Pool	Yes
Pool	Community, In Ground, Association

## Interior

Interior Features	All Bedrooms Up, Breakfast Area, Crown Molding, Eat-in Kitchen, Granite Counters, High Ceilings, Multiple Staircases, Pantry, Separate/Formal Dining Room, Two Story Ceilings
Appliances	Dishwasher, Disposal, Dryer, Gas Oven, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Two

## School Information

District Los Angeles Unified

## Additional Information

Date Listed June 2nd, 2025

## Days on Market 117

Short Sale N

RE / Bank Owned N

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