

# **\$1,575,000 - 4522 Calhoun Avenue, Sherman Oaks**

MLS® #SR24153221

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## **\$1,575,000**

4 Bedroom, 3.00 Bathroom, 2,380 sqft  
Residential on 0 Acres

N/A, Sherman Oaks,

Welcome to 4522 Calhoun Ave, located in the charming neighborhood of Sherman Oaks. This inviting two-story single-family home features 4 bedrooms and 3 bathrooms, spread across 2,380SqFt of living space. The property boasts several upgrades, including a new roof and fully paid-off solar panels. A detached 2-car garage and ample driveway parking provide convenience and plenty of space. As you enter, youâ€™ll be greeted by a cozy living room with a charming fireplace, perfect for entertaining guests. The adjacent dining room offers plenty of space for enjoying meals, while the well-equipped kitchen includes essential appliances such as a dishwasher, refrigerator, gas stovetop, and oven. A den nearby provides easy access to the backyard, and a dedicated laundry area is conveniently located nearby. The main floor features a versatile bedroom with an en-suite bathroom currently used as an exercise room, along with two additional bedroomsâ€”one serving as an office and the other offering ample space for your needs. Upstairs, the primary retreat includes a generously sized walk-in closet and a cozy nook with its own fireplace. The en-suite bathroom features a separate shower and bathtub, as well as double sinks. Additional amenities include central air and heating. The home is ideally situated close to the 101 freeway, Westfield Fashion Square, Trader Joeâ€™s, restaurants, markets, and more. Donâ€™t miss out on this exceptional property!



Built in 1945

Essential Information

MLS® #	SR24153221
Price	\$1,575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,380
Acres	0.15
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Serdar Dagkesen
Listing Office	JohnHart Real Estate

Community Information

Address	4522 Calhoun Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Pool	None

Exterior

Lot Description	Back Yard, ZeroToOneUnitAcre
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Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Storage, Bedroom on Main Level, Coffered Ceiling(s), Crown

	Molding, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Refrigerator, Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	July 24th, 2024
Days on Market	108
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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