

# **\$475,000 - 7826 Topanga Canyon Boulevard # 310, Canoga**

MLS® #SR25049644

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## **\$475,000**

2 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 2 Acres

N/A, Canoga Park,

Welcome to this beautifully updated two-bedroom, two-bathroom Penthouse unit that perfectly balances luxury and comfort. Completely move-in ready, this home features a modern kitchen with newer cabinets, granite countertops, stainless steel appliances, and ample counter space, making meal prep a delight. The open floor plan with high ceilings creates a warm and inviting atmosphere, with a spacious living room featuring a built-in gas fireplace and an adjacent dining area, ideal for entertaining guests. Step outside onto your balcony, where you can enjoy morning coffee, evening cocktails, or al fresco dining while overlooking the community's sparkling pool and spa. The primary bedroom offers a private ensuite bathroom and a large closet with tree views while the second nicely sized bedroom boasts plenty of closet space with a second bathroom and additional cabinets for storage conveniently located across the hall. This well-maintained complex offers HOA-covered water and trash, along with fantastic amenities such as a pool, hot tub, fitness center, and convenient laundry facilities on every level equipped with Shine Pay. Need extra storage? Residents have the option to rent additional storage space in the complex. For added security and convenience, the building provides gated access to your assigned, covered tandem parking spaces, as well as passenger and freight elevators. Nestled in a prime Valley location, you're just minutes from top dining hotspots, retail



shopping at Westfield Mall and The Village,  
and easy access to both the 101 and 118  
freeways.

Built in 1986

### **Essential Information**

MLS® #	SR25049644
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	914
Acres	2.21
Year Built	1986
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Kinsley Carnahan
Listing Office	Carnahan & Assoc.

### **Community Information**

Address	7826 Topanga Canyon Boulevard # 310
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

### **Amenities**

Amenities	Fitness Center, Pool, Spa/Hot Tub, Trash, Controlled Access, Water
Utilities	See Remarks
Parking Spaces	4
Parking	Assigned, Detached Carport
# of Garages	2
Garages	Assigned, Detached Carport
View	Trees/Woods, Pool
Has Pool	Yes

Pool	Community, Association
Security	Gated Community, Security Gate

## Exterior

Lot Description	Landscaped
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## Interior

Interior	Carpet, Tile
Interior Features	Separate/Formal Dining Room, Granite Counters, Open Floorplan, Primary Suite, Balcony
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 6th, 2025
Days on Market	11
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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