

# **\$2,249,000 - 4522 Calhoun Avenue, Sherman Oaks**

MLS® #SR25117514

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## **\$2,249,000**

4 Bedroom, 3.00 Bathroom, 2,752 sqft

Residential on 0 Acres

N/A, Sherman Oaks,

Discover a masterfully reimagined residence by Thedesignlab.LA, nestled on serene Calhoun Avenue in Sherman Oaks. This meticulously renovated two-story home offers 4 bedrooms and 3 bathrooms across 2,752 square feet of sophisticated living space. The inviting living room, with glass-panel doors, seamlessly connects to the backyard, creating an ideal setting for entertaining or relaxed living. Custom tile, metal, and woodwork throughout infuse artisanal elegance into every detail. The gourmet kitchen, a true showpiece, features a 9-foot island with bar seating, a 36" KitchenAid range, a 36" Fisher & Paykel refrigerator and freezer, a wood-paneled dishwasher, and a discreet dirty kitchen for added practicality. The adjacent dining area, highlighted by a stunning wine display, is perfect for hosting elegant gatherings. The main level includes a versatile en-suite bedroom, ideal as a guest suite or home gym, plus two additional bedrooms suited for an office, studio, or den. Upstairs, the serene primary suite boasts a spacious walk-in closet and a spa-inspired en-suite bathroom with dual vanities, a soaking tub, and a large walk-in shower. The tranquil backyard oasis features a patio deck, lush lawn and a fully finished garage, equipped with bi-fold doors and a separate heating/cooling unit, serves as an ideal office or bonus room. Modern amenities include zoned speakers, Lutron smart lighting, and a comprehensive renovation with new plumbing, electrical,



windows, doors, recessed lighting, stucco, and curated landscaping. Located near the 101 freeway, Westfield Fashion Square, Trader Joeâ€™s, and vibrant dining and shopping, this home blends architectural sophistication with modern luxury for an unparalleled living experience.

Built in 1945

Essential Information

MLS® #	SR25117514
Price	\$2,249,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,752
Acres	0.15
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	George Ouzounian
Listing Office	The Agency

Community Information

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

Amenities

Utilities	Cable Available, Phone Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking	Driveway, On Street, Gated
Garages	Driveway, On Street, Gated

View	Hills, Mountain(s), Neighborhood, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Lawn, Landscaped, Near Park, Yard
Windows	Skylight(s)
Roof	See Remarks

## Interior

Interior	Wood
Interior Features	Eat-in Kitchen, Living Room Deck Attached, Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Unfurnished, Wired for Sound
Appliances	SixBurnerStove, Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Dryer
Heating	Central, Solar
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
Elementary	Sherman Oaks
Middle	Van Nuys
High	Van Nuys

## Additional Information

Date Listed	May 28th, 2025
Days on Market	63
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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