

\$459,000 - 7650 Topanga Canyon Boulevard # 14, Canoga Park

MLS® #SR25227408

\$459,000

2 Bedroom, 3.00 Bathroom, 1,620 sqft
Residential on 1 Acres

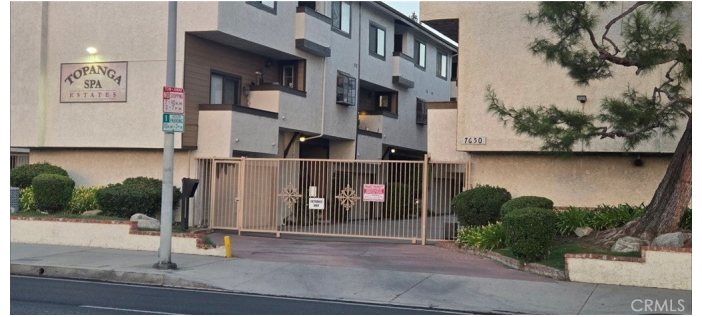
N/A, Canoga Park,

Diamond in the Rough! Fantastic opportunity for investors and first-time buyers to own this spacious fixer-upper townhouse in a desirable gated community in the city of Canoga Park. This unique 1,620 sq. ft. townhome offers two master suites with vaulted ceilings and their own private bathrooms, a convenient half bath on the main level, and a private indoor spa room with its own shower—perfect for a home gym, wellness retreat, or relaxing escape. The bright and spacious living room features a charming brick fireplace and flows into a separate formal dining area, while the large kitchen provides plenty of space and potential. Three balconies offer fresh air and outdoor enjoyment, and the home includes direct access to a private two-car garage for added convenience.

Situated in a prime off-street location near the community pool, this townhouse has incredible potential. With some vision and updates, you can make it a dream home. There is a special assessment of \$1,200.00 that is due on December 31, 2025.

Cash offer or rehab loan (FHA 203K loan) only due to current condition of the property! Below the market value! Will not last.

Legal Disclaimer: Property to be sold in its current "AS IS, WHERE IS" condition with no warranties, guarantees, repairs, or credits. All information provided is deemed reliable but not guaranteed. Seller, Seller's



Agent, and Seller's Broker make no representations or warranties regarding square footage, condition, permits, or any other aspects of the property. Buyers and Buyer's Broker are advised to independently verify all information through licensed professionals to satisfy themselves fully.

Built in 1983

Essential Information

MLS® #	SR25227408
Price	\$459,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,620
Acres	0.76
Year Built	1983
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Moe Mirmehdi
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	7650 Topanga Canyon Boulevard # 14
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

Amenities

Amenities	Pool
Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water

	Available, Water Connected
Parking Spaces	2
Parking	Converted Garage, Concrete, Door-Single, Garage Faces Front, Garage, Garage Door Opener, Off Street, Side By Side
# of Garages	2
Garages	Converted Garage, Concrete, Door-Single, Garage Faces Front, Garage, Garage Door Opener, Off Street, Side By Side
View	Neighborhood
Has Pool	Yes
Pool	Community, Fenced, In Ground, Association
Security	Security Gate, Gated Community

Exterior

Exterior	Brick, Stucco
Lot Description	Zero Lot Line
Roof	Composition
Construction	Brick, Stucco

Interior

Interior	Carpet, Vinyl
Interior Features	Wet Bar, Balcony, Central Vacuum, Tile Counters, Unfurnished, All Bedrooms Up, Entrance Foyer, Walk-In Closet(s)
Appliances	Built-In Range, Double Oven, Dishwasher, Disposal, Gas Range, Water Heater
Heating	Central
Cooling	Central Air, Heat Pump
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	Three Or More

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	September 27th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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