

\$399,988 - 7800 Topanga Canyon, Canoga Park

MLS® #SR25263538

\$399,988

2 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 3 Acres

N/A, Canoga Park,

Welcome to 7800 Topanga Canyon Blvd #304 – a beautifully upgraded 2-bed, 2-bath condominium offering turnkey living in the heart of Canoga Park. !!!Fantastic financing advantages for buyers!!! This condo is in a Fannie Mae-approved community through 2/15/2026, meaning eligible buyers can enjoy streamlined financing with no condo review required when closing before that date. FHA financing may also be possible through spot approval supported by the Fannie Mae approval. This listing qualifies for a powerful homebuyer assistance package, including a \$10,000 forgivable loan for eligible LA County buyers reducing or eliminating your out of pocket closing costs! The program stacks with select \$0-down, no-MI loans, and many buyers may qualify for additional interest-rate reductions of up to 0.625%. These incentives make this home stand out and deliver exceptional savings.

Step inside to an inviting open floor plan highlighted by updated finishes, modern touches, and abundant natural light. The spacious living area flows seamlessly onto a private balcony—perfect for morning coffee, or an evening unwinding in the fresh SoCal breezes.

The upgraded modern kitchen features contemporary cabinetry, sleek Caesar stone counters, and ample storage, making meal prep effortless. Both bedrooms are generously sized, with the primary suite offering an en-suite bath and excellent closet space. A



true move-in-ready home.

Located in a 72-unit community, residents enjoy secure entry, convenient amenities like a sparkling pool & Jacuzzi, and a tennis court! Close proximity to Topanga Mall, The Village, restaurants, parks, and commuter access. This is the perfect opportunity to secure a stylish, updated condo in a highly accessible location at an affordable price!

Built in 1981

Essential Information

MLS® #	SR25263538
Price	\$399,988
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	2.77
Year Built	1981
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Emily Rose
Listing Office	Compass

Community Information

Address	7800 Topanga Canyon
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

Amenities

Amenities	Barbecue, Pool, Spa/Hot Tub, Controlled Access, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected

Parking Spaces	3
Parking	Garage, Detached Carport, Door-Single
# of Garages	2
Garages	Garage, Detached Carport, Door-Single
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community

Exterior

Exterior	Copper Plumbing, Drywall, Frame
Lot Description	Near Public Transit, Walkstreet
Windows	Double Pane Windows, Custom Covering(s), Palladian Window(s)
Construction	Copper Plumbing, Drywall, Frame

Interior

Interior	Laminate, Vinyl
Interior Features	Recessed Lighting, Balcony, High Ceilings, Quartz Counters, Separate/Formal Dining Room
Appliances	Dishwasher, Microwave, Gas Range, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	November 20th, 2025
Days on Market	47
Short Sale	N
RE / Bank Owned	N

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