

**969 HILGARD AVE #603, WESTWOOD VILLAGE**

**1 bd | 1 ba | 778 sq ft | \$579,000 | [Hilgard603.com](http://Hilgard603.com)**

Welcome to Park Westwood Towers, an iconic high-rise in the heart of Westwood Village, located just one block from UCLA. Designed by acclaimed architect Victor Gruen, this New York-style building pairs timeless design with modern-day comfort. This light-filled 1-bedroom, 1-bath condo features wide city views through wall-to-wall windows with a smart, flexible layout. The brand-new kitchen is both stylish and functional, with crisp white cabinetry, stone countertops, new stainless steel appliances (including a wine fridge), and a chic tile backsplash. The kitchen flows into an open-concept living and dining area, ideal for connected everyday living. French doors open from the bedroom to the living space, bringing in even more natural light and allowing for versatile use. The newly remodeled bathroom includes a large walk-in shower with floor-to-ceiling tile and designer finishes. Refinished parquet wood floors, split-zone heating and air, high ceilings, and fresh paint create a clean, inviting feel, while abundant closet space, including a walk-in, offers excellent storage. Park Westwood Towers offers 24-hour doorman, valet guest parking, an elegant lobby, onsite management, and a heated pool and spa. HOA dues of \$1,101/month cover almost everything -- water, sewer, trash, cable, internet, free community laundry and one gated parking space. With UCLA, restaurants, shopping, Trader Joe's, the W Hotel, and more just outside your door, this turnkey condo offers style, convenience, and comfort in one of Westwood Village's most desirable addresses.





**Directions:** Located in Westwood Village. North of Wilshire Blvd - South of Le Conte Ave - East of Westwood Blvd

**Remarks:** Welcome to Park Westwood Towers, an iconic high-rise in the heart of Westwood Village, located just one block from UCLA. Designed by acclaimed architect Victor Gruen, this New York-style building pairs timeless design with modern-day comfort. This light-filled 1-bedroom, 1-bath condo features wide city views through wall-to-wall windows with a smart, flexible layout. The brand-new kitchen is both stylish and functional, with crisp white cabinetry, stone countertops, new stainless steel appliances (including a wine fridge), and a chic tile backsplash. The kitchen flows into an open-concept living and dining area, ideal for connected everyday living. French doors open from the bedroom to the living space, bringing in even more natural light and allowing for versatile use. The newly remodeled bathroom includes a large walk-in shower with floor-to-ceiling tile and designer finishes. Refinished parquet wood floors, split-zone heating and air, high ceilings, and fresh paint create a clean, inviting feel, while abundant closet space, including a walk-in, offers excellent storage. Park Westwood Towers offers 24-hour doorman, valet guest parking, an elegant lobby, onsite management, and a heated pool and spa. HOA dues of \$1,101/month cover almost everything – water, sewer, trash, cable, internet, free community laundry and one gated parking space. With UCLA, restaurants, shopping, Trader Joe's, the W Hotel, and more just outside your door, this turnkey condo offers style, convenience, and comfort in one of Westwood Village's most desirable addresses.

#### Community/Development

Tax Mello Roos	No
Complex/Assoc Name	Park Westwood Towers
Pets Allowed/Rules	Yes/Assoc Pet Rules, Weight Limit
Highrise Amenities	Entrance Lobby, Passenger Elevator, Reception Desk, Controlled Access
Assoc Amenities	Elevator, Pool, Spa, Guest Parking, Assoc Pet Rules, Gated Parking, Gated Community, Controlled Access, Dock, Sun Deck, Valet Parking, Assoc Maintains Landscape
Assoc Fees Include	Concierge, Building and Grounds, Cable TV, Trash Paid, Water and Sewer Paid
Community Features	Community Mailbox, Community Dock
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	No
Short Term Rental Duration	

#### Structure Info

Year Built/Source	1961/Assessor
Stories	13
Building Type	High Rise, Condominium, Attached
Units in Complex	135
Unit Floor #	6
PUD	No
Security	24 Hour, Community, Exterior Security Lights, Gated Community with Guard
View	City, City Lights
Style	Contemporary

#### Contract Info

List Price	\$579,000
List Date	01-16-2026
Orig List Price	\$579,000
Status Date	01-16-2026
Change Date/Type	01-16-2026/New Listing
Sale Type	Standard
Seller Concessions?	Maybe
Co-Ownership	No

#### Land/Lot Info

Zoning	LAR3
Land Type	
Land Lease Purchase	No
Special Zone	Property Report
Horse Property	No

#### Parking Details

Parking Type	Assigned, Uncovered, Gated
Total Spaces	1
Covered Spaces	0
Uncovered Spaces	1
Garage Spaces	0
Carport Spaces	0

#### Interior Features

# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Multi/Zone, Air Conditioning
Heating	Forced Air
Laundry	Community
Equip/Appl	Dishwasher, Garbage Disposal, Hood Fan, Microwave, Range/Oven, Refrigerator
Flooring	Parquet, Wood

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tregg Rustad CALDRE# 01349144

#### Exterior Features

Pool	In Ground, Heated, Community
Spa	Community, In Ground, Heated
Tennis/Courts	None
Patio	None
Roofing	

scan for more info



MR  
MAURICE & RUSTAD  
TRUST EXPERIENCE