



969 HILGARD AVE #703, WESTWOOD VILLAGE

1 bd | 1 ba | 778 sq ft | \$609,000 | Hilgard703.com

HOA Dues: \$994 per month

Welcome to Park Westwood Towers -- the premier high-rise in the heart of Westwood Village, just one block from UCLA. Designed by famed architect Victor Gruen, this New York-style building blends classic charm with today's comforts. Inside, this bright and spacious 1-bedroom, 1-bath condo features wide city views through wall-to-wall windows. The updated kitchen is stylish and functional, with brand-new cabinets, new stone countertops, modern fixtures, and a breakfast bar that opens to a large living and dining area. High ceilings, wide-plank floors, and fresh paint create an open, airy feel, while four closets including a walk-in offer impressive storage. Other highlights include central heat and air, abundant natural light, and a thoughtful and functional layout. Park Westwood Towers offers 24-hour doorman, valet guest parking, elegant lobby, onsite manager, and a stunning heated pool and spa. The monthly HOA of \$994 covers almost everything -- water, sewer, trash, cable, internet, free community laundry, and one gated and covered parking space with extra storage. With restaurants, shops, Trader Joe's, the W Hotel, and entertainment right outside your door, this is luxury living in the heart of it all.



969 Hilgard Ave #703
Los Angeles, CA 90024

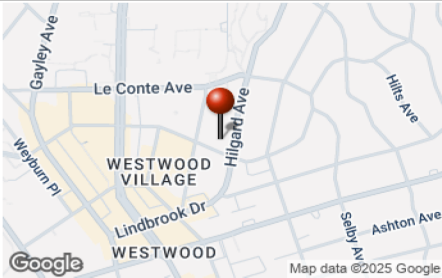
1
Beds

Baths 1.00
(1F 0T 0H 0Q)

778 Sqft
Other

Condo/Co-op
LP \$609,000

Active



Area	5 Westwood - Century City
Subdivision	
List Price Per Sqft	\$782.78
Lot Size	39,105/Assessor
HOA Fee 1 & 2	\$994.00(Monthly)
MLS#	25545477
APN	4360-001-084

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

Remarks: ****Incredible value**** The best priced unit in the building in years! Plus, it has a new bathroom, new kitchen, new floors and City views. Welcome to Park Westwood Towers -- the premier high-rise in the heart of Westwood Village, just one block from UCLA. Designed by famed architect Victor Gruen, this New York-style building blends classic charm with today's comforts. Inside, this bright and spacious 1-bedroom, 1-bath condo features wide city views through wall-to-wall windows. The updated kitchen is stylish and functional, with brand-new cabinets, new stone countertops, modern fixtures, and a breakfast bar that opens to a large living and dining area. High ceilings, wide-plank floors, and fresh paint create an open, airy feel, while four closets including a walk-in offer impressive storage. Other highlights include central heat and air, abundant natural light, and a thoughtful and functional layout. Park Westwood Towers offers 24-hour doorman, valet guest parking, elegant lobby, onsite manager, and a stunning heated pool and spa. The monthly HOA of \$994 covers almost everything -- water, sewer, trash, cable, internet, free community laundry, and one gated and covered parking space with extra storage. With restaurants, shops, Trader Joe's, the W Hotel, and entertainment right outside your door, this is luxury living in the heart of it all.

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 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 #	7
PUD	No
Security	24 Hour, Community, Exterior Security Lights, Gated Community with Guard
View	City, City Lights
Style	Contemporary

Contract Info		DOM 39
List Price	\$609,000	
List Date	05-30-2025	
Orig List Price	\$638,000	
Status Date	05-30-2025	
Change Date/Type	07-08-2025/Price Change	
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, Gated Underground, Covered Parking, Built-In Storage
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	0
Garage Spaces	1
Carport Spaces	0

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Laundry	Community
Equip/Appl	Dishwasher, Garbage Disposal, Hood Fan, Microwave, Range/Oven, Refrigerator
Flooring	Vinyl Plank

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

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 © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tregg Rustad CALDRE# 01349144

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