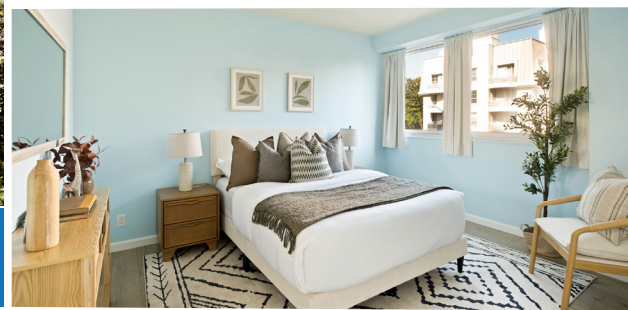




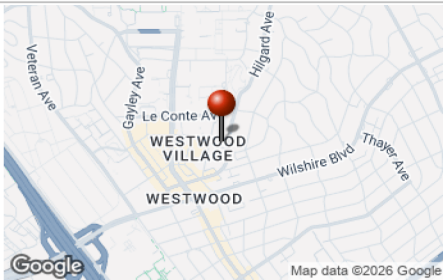
969 HILGARD AVE #307, WESTWOOD VILLAGE

2 bd | 1 ba | 1,008 sq ft | \$620,000 | Hilgard307.com

A desirable southeast corner residence in Park Westwood Towers, a premier high-rise building designed by acclaimed architect Victor Gruen. Located just one block from UCLA. This 2-bedroom, 1-bathroom condominium offers abundant natural light, thoughtful updates, and a comfortable, move-in-ready feel. The updated kitchen features stone countertops and newer appliances, while wide-plank vinyl flooring, an updated bathroom, and a newer HVAC system add everyday ease. The efficient floor plan includes excellent storage, highlighted by an oversized entry closet with potential for conversion to a powder room (subject to HOA approval). The second bedroom opens to the living room, creating added flexibility for work, guests, or expanded living space. Park Westwood Towers offers 24-hour doorman, valet guest parking, on-site management, a pool and spa, a beautiful lobby, and one gated parking space. HOA dues of \$1,480 per month cover almost everything, including water, sewer, trash, cable, internet, free community laundry, and one gated parking. With UCLA, Trader Joe's, the W Hotel, restaurants, cafes, shops, and Westwood Village just outside, the location delivers exceptional everyday convenience, while the residence itself offers a quiet, well-positioned retreat.



969 Hilgard Ave #307
Los Angeles, CA 90024



Condo/Co-op	Active
LP \$620,000	
Area	5 Westwood - Century City
Subdivision	
List Price Per Sqft	\$615.08
Lot Size	39,105/Assessor
HOA Fee 1 & 2	\$1480.00(Monthly)
MLS#	26852197
APN	4360-001-040

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

Remarks: A desirable southeast corner residence in Park Westwood Towers, a premier high-rise building designed by acclaimed architect Victor Gruen. Located just one block from UCLA. This 2-bedroom, 1-bathroom condominium offers abundant natural light, thoughtful updates, and a comfortable, move-in-ready feel. The updated kitchen features stone countertops and newer appliances, while wide-plank vinyl flooring, an updated bathroom, and a newer HVAC system add everyday ease. The efficient floor plan includes excellent storage, highlighted by an oversized entry closet with potential for conversion to a powder room (subject to HOA approval). The second bedroom opens to the living room, creating added flexibility for work, guests, or expanded living space. Park Westwood Towers offers 24-hour doorman, valet guest parking, on-site management, a pool and spa, a beautiful lobby, and one gated parking space. HOA dues of \$1,480 per month cover almost everything, including water, sewer, trash, cable, internet, free community laundry, and one gated parking. With UCLA, Trader Joe's, the W Hotel, restaurants, cafes, shops, and Westwood Village just outside, the location delivers exceptional everyday convenience, while the residence itself offers a quiet, well-positioned retreat.

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, Mens and Womens Changing Rooms, Sun Deck
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 #	3
PUD	No
Security	24 Hour, Community, Exterior Security Lights, Gated Community with Guard
View	City Lights, Tree Top
Style	Contemporary

Contract Info	
List Price	\$620,000
List Date	06-25-2026
Orig List Price	\$620,000
Status Date	06-25-2026
Change Date/Type	07-03-2026/Active
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	Air Conditioning
Heating	Forced Air
Laundry	Community
Equip/Apppl	Dishwasher, Garbage Disposal, Hood Fan, 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 © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tregg Rustad CALDRE# 01349144

scan for more info

