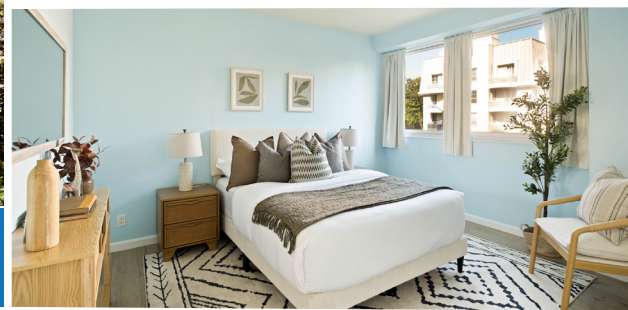




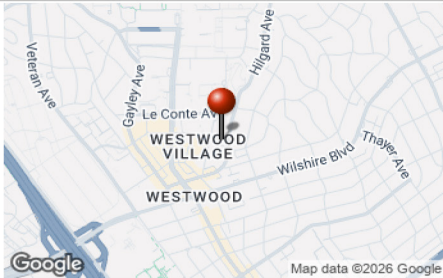
969 HILGARD AVE #307, WESTWOOD VILLAGE

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 or in-unit laundry area, a rare option available only in the "07" stack (and 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

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Community/Development	Structure Info	Contract Info
Tax Mello Roos	Year Built/Source	List Price
No	1961/Assessor	\$620,000
Complex/Assoc Name	Stories	List Date
Park Westwood Towers	13	06-25-2026
Pets Allowed/Rules	Building Type	Orig List Price
Yes/Assoc Pet Rules, Weight Limit	High Rise, Condominium, Attached	\$620,000
Highrise Amenities	Units in Complex	Status Date
Entrance Lobby, Passenger Elevator, Reception Desk, Controlled Access, Mens and Womens Changing Rooms, Sun Deck	135	06-25-2026
Assoc Amenities	Unit Floor #	Change Date/Type
Elevator, Pool, Spa, Guest Parking, Assoc Pet Rules, Gated Parking, Gated Community, Controlled Access, Dock, Sun Deck, Valet Parking, Assoc Maintains Landscape	3	06-25-2026/New Listing
Assoc Fees Include	PUD	Sale Type
Concierge, Building and Grounds, Cable TV, Trash Paid, Water and Sewer Paid	No	Standard
Community Features	Security	Seller Concessions?
Community Mailbox, Community Dock	24 Hour, Community, Exterior Security Lights, Gated Community with Guard	Maybe
Pending HO Asmt	View	Co-Ownership
	City Lights, Tree Top	No
Rental Restrictions	Style	
Yes	Contemporary	
Short Term Rentals		
No		
Short Term Rental Duration		

Land/Lot Info	Parking Details
Zoning	Parking Type
LAR3	Assigned, Uncovered, Gated
Land Type	Total Spaces
	1
Land Lease Purchase	Covered Spaces
No	0
Special Zone	Uncovered Spaces
Property Report	1
Horse Property	Garage Spaces
No	0
	Carport Spaces
	0

Interior Features	Exterior Features
# Fireplaces/Details	Pool
None	In Ground, Heated, Community
Furnished	Spa
Unfurnished	Community, In Ground, Heated
AC/Cooling	Tennis/Courts
Air Conditioning	None
Heating	Patio
Forced Air	None
Laundry	Roofing
Community	
Equip/Appl	
Dishwasher, Garbage Disposal, Hood Fan, Range/Oven, Refrigerator	
Flooring	
Vinyl Plank	

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

