



969 HILGARD AVE #1001, WESTWOOD VILLAGE

2 bd | 1.5 ba | 1,012 sq ft | \$675,000 | Hilgard1001.com

A spectacular corner condominium in Park Westwood Towers. This designer-updated 2 bedroom, 1.5 bath condo is truly one of the best units to come to market in the building in years. With sweeping views from the Getty to the surrounding hills, the residence offers a rare combination of privacy, natural light, and a clean, well-executed interior. The kitchen is built for both form and function, featuring custom cabinetry, marble countertops, abundant storage, and premium Thermador and Sub-Zero appliances. It opens seamlessly to the open-concept living and dining areas, where a custom built-in banquette adds both style and practical storage. The generous primary includes custom closets, and a remodeled bath finished with floor-to-ceiling tile and a large walk-in shower. Pocket doors connect the second bedroom to the main living space, creating flexibility for a guest room, office, or expanded living area. A separate powder room, rarely found in the building, adds convenience for guests. Real hardwood floors, newer central heating and air, high ceilings, recessed lighting, and custom cabinetry complete the interior. Park Westwood Towers, designed by acclaimed architect Victor Gruen, is located in the heart of Westwood Village, just one block from UCLA. Residents enjoy a 24-hour doorman, valet guest parking, on-site management, a pool and spa, and a beautiful lobby. HOA dues of \$1,480/mth cover almost everything -- water, sewer, trash, cable, internet, free community laundry, and one gated parking space. With UCLA, Trader Joe's, the W Hotel, and a wide range of restaurants and shops just outside, the location brings everyday convenience within reach, while the home itself offers a quiet, elevated retreat above it all.



969 Hilgard Ave #1001
Los Angeles, CA 90024

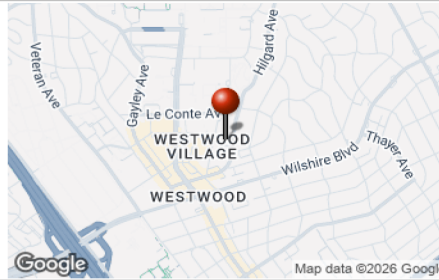
**2
Beds**

**Baths 2.00
(1F 0T 1H 0Q)**

**1,012 Sqft
Other**

Condo/Co-op
LP \$675,000

Active



Area	5 Westwood - Century City
Subdivision	
List Price Per Sqft	\$667.00
Lot Size	39,105/Assessor
HOA Fee 1 & 2	\$1480.00(Monthly)
MLS#	26673261
APN	4360-001-118

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

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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, Valet Parking, Trash Chute
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 #	10
PUD	No
Security	24 Hour, Community, Exterior Security Lights, Gated Community with Guard
View	City, City Lights, Hills, Landmark
Style	Contemporary

Contract Info	
List Price	\$675,000
List Date	04-06-2026
Orig List Price	\$675,000
Status Date	04-06-2026
Change Date/Type	04-06-2026/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, Gated, Covered Parking
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	0
Garage Spaces	1
Carport Spaces	0

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Laundry	Community
Equip/Appl	Dishwasher, Garbage Disposal, Hood Fan, Microwave, Range/Oven, Refrigerator, Built-Ins
Flooring	Hardwood

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

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