

*BOUNDARY LINES ARE ROUGH ESTIMATIONS AND NOT SURVEY  
ACCURATE\**

*Westfield Topanga Shopping Center - 1.1 mi*

*7254 Vassar Ave*

**7254 VASSAR AVE #308**

7254 VASSAR AVE, CANOGA PARK, CA 91303

**\$400,000**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

CRMLS

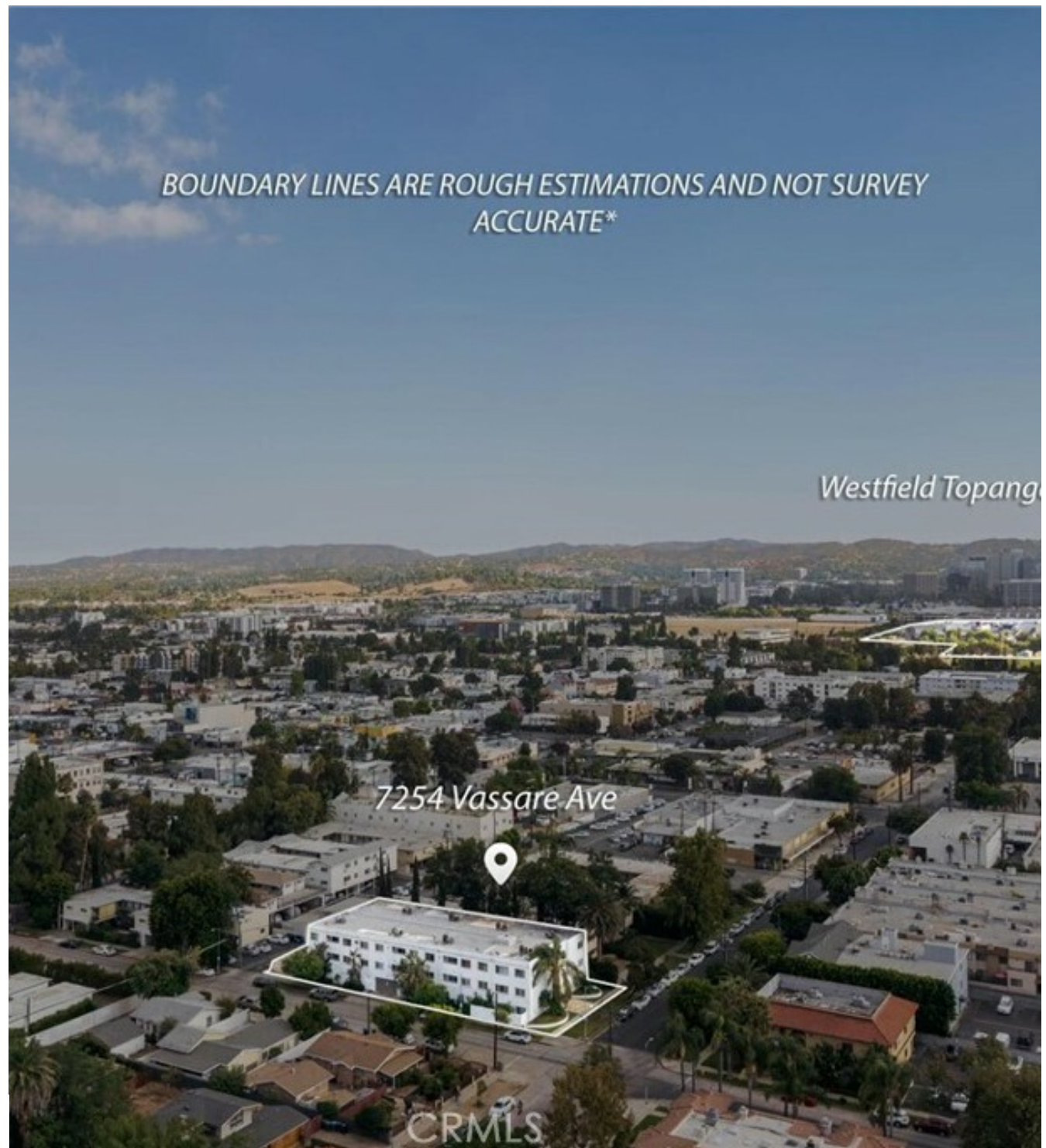
# 7254 VASSAR AVE #308

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91303

LOW HOA DUES - ONLY \$275 PER MONTH! Seller just added IN UNIT washer + dryer hook ups IN UNIT. Discover this stylishly updated top-floor corner unit condo in the heart of Canoga Park, complete with elevator access for easy living. Offering 1,000 sq. ft. of well-designed space, this 2-bedroom, 2-bath residence is ideal for first-time homeowners, or anyone seeking comfort and convenience in the city. Inside, the open layout welcomes you with abundant natural light pouring through oversized windows. The inviting living room flows seamlessly to a private balcony, perfect for unwinding or enjoying views of the neighborhood.

**Cooling: Central A/C,**  
**Sewer: Public,**  
**Water: City Water**

**\$400,000**



NEW FLOORING AND PAINT throughout and plenty of cabinetry, while the adjoining dining area provides the perfect spot to share meals and entertain guests. The primary suite feels like a true retreat, with a private en-suite bath, large closet, and an extra bonus area that's perfect for a home office, cozy lounge, or creative space. The secondary bedroom and additional full bath add versatility for family, guests, or additional workspace. Community amenities include shared laundry, central air and heat, and two secure parking spaces. Located minutes from The Village at Westfield Topanga, shops, restaurants, and public transit, and local farmers market this home combines modern upgrades with unbeatable convenience. Don't miss out on this exceptional opportunity- schedule your private tour today!



