

# \$175,000 - 806, 1334 12 Avenue Sw, Calgary

MLS® #A2224239

**\$175,000**

1 Bedroom, 1.00 Bathroom, 673 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This 1-bedroom, 1-bathroom condo offers a fantastic opportunity for buyers or investors looking to get into Calgary's downtown real estate market at an accessible price point.

Located on the 8th floor of The Ravenwood, this unit features an open living space with a large patio door that brings in natural light and offers city views. The galley-style kitchen includes updated stainless steel appliances and functional cabinetry, while the spacious living room opens to a large covered balcony—perfect for enjoying your morning coffee or watching the sunset over the skyline.

The unit includes a full 4-piece bathroom and a comfortable bedroom with a closet and window. While some cosmetic updates could further enhance the space, the layout is practical and full of potential. Enjoy the convenience of secure entry, elevator access, and a location just steps from restaurants, shops, and public transit. Whether you're a first-time buyer, investor, or someone looking to simplify your lifestyle, this centrally located condo offers unbeatable value and city living convenience.

Built in 1980

## Essential Information

MLS® # A2224239

Price \$175,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 673               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 806, 1334 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3R9                |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Coin Laundry       |
| Parking Spaces | 1                  |
| Parking        | Stall, Underground |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | See Remarks, Storage                                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                                         |
| Cooling           | None                                                                              |
| # of Stories      | 8                                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 24             |

Zoning

CC-X

Listing Details

Listing Office

Royal LePage Mission Real Estate

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