

806, 1334 12 Avenue SW
Calgary, Alberta

MLS # A2273891



\$170,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	673 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 634
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: All appliances are as-is condition

This charming 1-bedroom, 1-bathroom condo offers an excellent opportunity for first-time buyers or investors looking to break into Calgary's dynamic downtown market. Recently updated with fresh paint and brand-new laminate flooring, the unit is move-in ready while still offering plenty of potential to personalize. Located on the 8th floor of The Ravenwood, the home features an inviting, light-filled living space thanks to a large patio door that leads to a covered balcony perfect for enjoying morning coffee, evening sunsets, or the energy of the city below. The functional galley-style kitchen offers ample cabinetry, while the spacious living room provides flexibility for both relaxing and entertaining. A full 4-piece bathroom and a comfortable bedroom with its own window and closet complete the interior. While there's opportunity for future cosmetic upgrades, the smart layout and recent updates make it easy to imagine adding your own style. With secure building entry, elevator access, and a prime location steps from restaurants, shops, and public transit, this condo delivers incredible value and convenience in the heart of downtown Calgary.