806, 1334 12 Avenue SW
Calgary, Alberta

MLS # A2279736

$170,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	673 sq.ft.	**Age:**	1980 (46 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 in as-in condition

This bright and well-positioned 1-bedroom, 1-bathroom condo presents an outstanding opportunity for both first-time buyers and savvy investors looking to secure a foothold in Calgary's downtown core. Thoughtfully updated with fresh paint and brand-new laminate flooring, the unit offers a clean, modern canvas that's move-in ready with room to make it your own. Perched on the 8th floor of The Ravenwood, the home is filled with natural light, highlighted by a large patio door that opens onto a covered balcony—an ideal spot to enjoy morning coffee, evening sunsets, or the vibrant city atmosphere. The efficient galley-style kitchen provides generous cabinetry, while the spacious living area easily accommodates both everyday living and entertaining. A full 4-piece bathroom and a comfortable bedroom with window and closet complete the space. With secure building access, elevator service, and an unbeatable location just steps from restaurants, shops, and transit, this condo offers exceptional value and urban convenience in the heart of downtown.