

806, 1334 12 Avenue SW  
Calgary, Alberta

MLS # A2224239



**\$175,000**

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

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

<b>Inclusions:</b>	NA
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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.