

502, 1334 12 Avenue SW  
Calgary, Alberta

MLS # A2198217



**\$234,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 828
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Hold on to your Hat\*\* Value!!! Shop & compare. Views overlooking the downtown and west side! This is the most popular model/floor plan with 900 square feet in the sought-after "The Ravenwood" concrete building with two bedrooms, a bathroom, one indoor heated parking, new countertops, an oversized covered balcony, and a remodeled kitchen & modern design. Plus, upgraded laminate flooring (no carpet), in-suite laundry, newer windows, bathroom fixtures, and newer appliances. Large Primary bedroom with a closet. Titled parking in a secure heated underground parkade. You are also within walking distance of anything you need, with the Sunalta LRT just minutes away for added convenience. Close to Sunalta Elementary School, Connaught School and West Canada High School, Bow River pathway, medical, shopping, grocery stores, coffee shops and so much more. QUICK May 01, 2025 possession is available - ACT FAST! You can call your friendly REALTOR(R) to book you viewing.**