

407, 1334 12 Avenue SW  
Calgary, Alberta

MLS # A2200642



**\$219,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	652 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Drive Through, 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>	Tar/Gravel	<b>Condo Fee:</b>	\$ 620
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	cc-x
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** nil

\*\*\*\*Location Location Location\*\*\*\* One of the Best Location in Downtown Calgary near to every where .Excellent choice for first time home buyer and investor in Ravenwood Building nicely maintained .LIVE HERE OR RENT 4th floor Condo with big sq ft and excellent layout you will be delighted with Scenic View and Underground Parking nice and sunny whole day . Situated within walking distance to C-train station /17th ave restaurants ,Downtown core,Schools and other , with excellent proximity to fantastic restaurants and shopping. complemented by white appliances. The master bedroom is generously sized, providing comfort and includes a large closet. A substantial storage room with metal racking is an added convenience. The building is pet-friendly, subject to board approval. The purchase includes a titled parking stall. Don't miss the chance to see this exceptional condo with your favourite Realtor & Tenant Occupied