

# \$175,000 - 806, 1334 12 Avenue Sw, Calgary

MLS® #A2224239

**\$175,000**

1 Bedroom, 1.00 Bathroom, 673 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.

Built in 1980

## Essential Information

MLS® # A2224239

Price \$175,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	673
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	806, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3R9

### Amenities

Amenities	Coin Laundry
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	8

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	72

Zoning                      CC-X

**Listing Details**

Listing Office              Royal LePage Mission Real Estate

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