

# \$199,000 - 407, 1334 12 Avenue Sw, Calgary

MLS® #A2200642

**\$199,000**

1 Bedroom, 1.00 Bathroom, 652 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

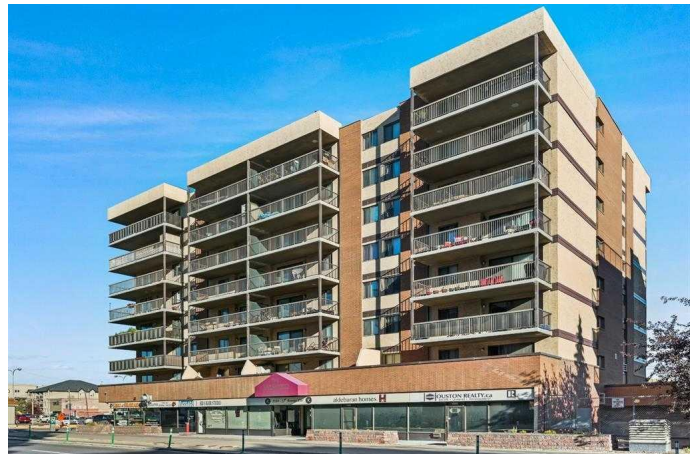
Huge Price Reduction for Quick Sale

\*\*\*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 favorite Realtor – Vacant Ready to Move Fully Renovated

Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2200642  |
| Price     | \$199,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 652               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 407, 1334 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3R9                |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Coin Laundry, Recreation Room       |
| Parking Spaces | 1                                   |
| Parking        | Underground, Covered, Drive Through |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, No Animal Home                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Natural Gas                                            |
| Cooling           | None                                                              |
| Fireplaces        | None                                                              |
| # of Stories      | 8                                                                 |
| Basement          | None                                                              |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Garden, Lighting, Playground |
| Roof              | Tar/Gravel                            |
| Construction      | Brick, Concrete, Stucco               |
| Foundation        | Poured Concrete                       |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | March 9th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 52   |
| Zoning         | CC-X |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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