# \$180,000 - 806, 1334 12 Avenue Sw, Calgary

MLS® #A2256634

#### \$180,000

1 Bedroom, 1.00 Bathroom, 673 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

This 1-bedroom, 1-bathroom condo is a fantastic opportunity for first-time buyers or investors looking to enter Calgary's vibrant downtown market. Recently updated with fresh paint and brand-new laminate flooring, this home is move-in ready and full of potential. Perched on the 8th floor of The Ravenwood, the unit welcomes you with an open living space filled with natural light from a large patio door. Step out onto the covered balcony to take in city views -an ideal spot to enjoy your morning coffee or evening sunsets. The galley-style kitchen is equipped with functional cabinetry, while the spacious living room provides plenty of space to relax or entertain. The condo also features a full 4-piece bathroom and a comfortable bedroom with a window and closet. While there's room for additional cosmetic updates, the practical layout makes it easy to add your own personal touch. With secure building entry, elevator access, and an unbeatable location steps from restaurants, shops, and public transit, this condo offers incredible value and convenience in the heart of the city.







Built in 1980

#### **Essential Information**

MLS® # A2256634 Price \$180,000

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 September 15th, 2025

Days on Market 47

Zoning CC-X

### **Listing Details**

Listing Office Royal LePage Mission Real Estate

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