

403, 1334 12 Avenue SW  
Calgary, Alberta

MLS # A2175013



**\$195,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	561 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 567
<b>Basement:</b>	-	<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>	Elevator, Open Floorplan		

**Inclusions:** n/a

Welcome to The Ravenwood! This 8-storey apartment building is ideally located just minutes from Kensington, the river, and downtown. Perfect for singles or couples, this charming 1-bedroom unit on the 4th floor boasts an inviting open floor plan with elegant hardwood and tile flooring throughout. The kitchen features sleek black appliances, Maple cabinets, seamlessly flowing into a spacious living room that opens onto a sun-drenched South-facing balcony—ideal for morning coffee or evening relaxation. The generously sized bedroom includes a large mirrored closet and laminate flooring, conveniently situated next to a full bathroom. Enjoy the added benefits of a spacious in-suite laundry and storage area, as well as a titled parking stall in a secure underground parkade. The building also offers a bike storage room and a well-equipped exercise room. With the vibrant shopping and amenities of the Beltline just a stone's throw away, this unit is the perfect retreat for the urban dweller seeking comfort and convenience, or for a savvy investor looking for a perfect rental opportunity!