# \$224,900 - 502, 1334 12 Avenue Sw, Calgary

MLS® #A2198217

#### \$224,900

2 Bedroom, 1.00 Bathroom, 901 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*Hold on to your Hat\*\* Value!!! Shop & compare. Indoor parking! Plus, 2 months prepaid condo fees! Views overlooking the downtown and the west side. This is the most popular model/floor plan with 900 square feet in the sought-after "The Ravenwood" concrete building with two bedrooms, a bathroom, one indoor heated parking space, newer countertops, an oversized covered balcony, and a remodeled kitchen & modern design. Additionally, the property features upgraded laminate flooring (no carpet), in-suite laundry, newer windows, bathroom fixtures, and appliances. Large Primary bedroom with a closet. Titled parking in a secure, heated underground parkade. You are also within walking distance of anything you need, with the Sunalta LRT just minutes away for added convenience. Close to Sunalta Elementary School, Connaught School, and West Canada High School, the Bow River pathway offers access to medical facilities, shopping, grocery stores, coffee shops, and much more. QUICK May 01, 2025 possession is available - ACT FAST! You can call your friendly REALTOR(R) to book you viewing.

Built in 1980

#### **Essential Information**

MLS® # A2198217 Price \$224,900



502, 1334 12 AVENUE SW

RECA MAGARIEMENT STANDARD - CAL GARY, AII

MAIN LEVEL (AG) - 901.32 Sq.Ft. / 83.73 m²

TOTAL ABOVE GRADE RMS SIZE - 901.32 Sq.Ft. / 83.73 m²





Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 901

Acres 0.00

Year Built 1980

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

### **Community Information**

Address 502, 1334 12 Avenue Sw

Subdivision Beltline

City Calgary

County Calgary

Province Alberta

Postal Code T3C 3R9

#### **Amenities**

Amenities Elevator(s), Secured Parking

Parking Spaces 1

Parking Secured, Titled, Underground

#### Interior

Interior Features Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Stacked, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

# of Stories 8

#### **Exterior**

Exterior Features Balcony

Construction Brick, Stucco

#### **Additional Information**

Date Listed February 28th, 2025

Days on Market 35
Zoning CC-X

## **Listing Details**

Listing Office Jayman Realty Inc.



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