

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

MLS® #A2200642

**\$199,000**

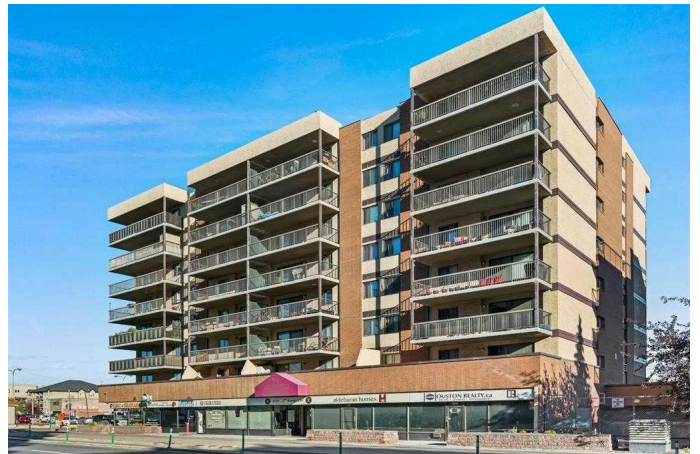
1 Bedroom, 1.00 Bathroom, 652 sqft

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 â€“ 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	53
Zoning	CC-X

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.