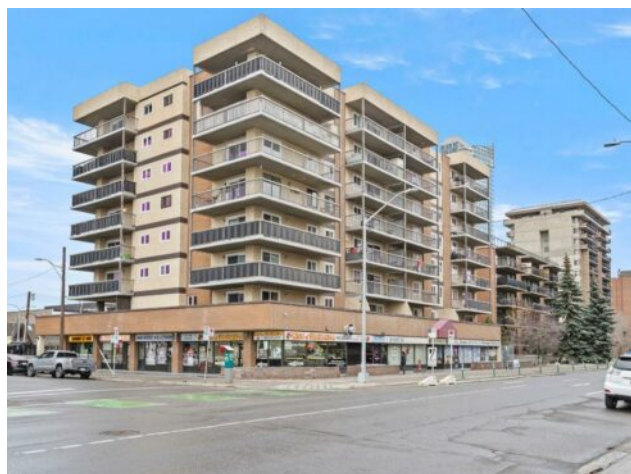


403, 1334 12 Avenue SW
Calgary, Alberta

MLS # A2175013



\$195,000

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

Heating: Hot Water, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt

Basement: -

Exterior: Brick, Concrete, Stucco

Foundation: Poured Concrete

Features: Elevator, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 567

LLD: -

Zoning: CC-X

Utilities: -

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!