

# \$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.**



**502, 1334 12 AVENUE SW**  
RECA MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 901.32 Sq Ft / 83.73 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 901.32 Sq Ft / 83.73 m<sup>2</sup>



Built in 1980

## Essential Information

MLS® #                   A2198217  
Price                     \$224,900

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**

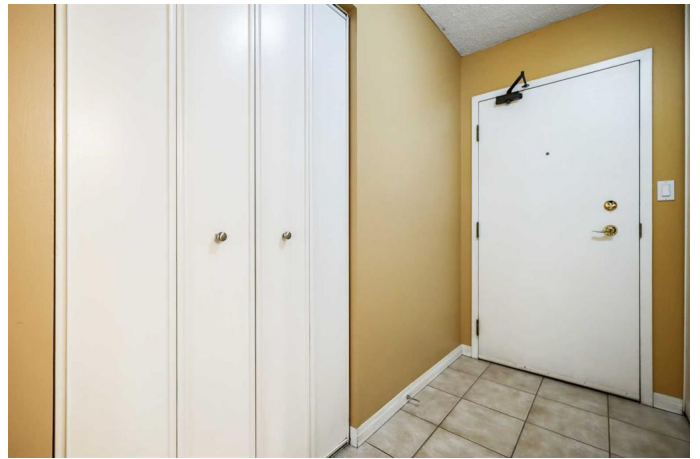
Date Listed	February 28th, 2025
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Days on Market 35

Zoning CC-X

### Listing Details

Listing Office Jayman Realty Inc.



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