



**GRASSROOTS**  
REALTY GROUP

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806, 1334 12 Avenue SW  
Calgary, Alberta

MLS # A2256634



**\$180,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	673 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 634
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	See Remarks, Storage		

**Inclusions:** All appliances are as-is condition

This 1-bedroom, 1-bathroom condo is a fantastic opportunity for first-time buyers or investors looking to enter Calgary's vibrant downtown market. Recently updated with fresh paint and brand-new laminate flooring, this home is move-in ready and full of potential. Perched on the 8th floor of The Ravenwood, the unit welcomes you with an open living space filled with natural light from a large patio door. Step out onto the covered balcony to take in city views -an ideal spot to enjoy your morning coffee or evening sunsets. The galley-style kitchen is equipped with functional cabinetry, while the spacious living room provides plenty of space to relax or entertain. The condo also features a full 4-piece bathroom and a comfortable bedroom with a window and closet. While there's room for additional cosmetic updates, the practical layout makes it easy to add your own personal touch. With secure building entry, elevator access, and an unbeatable location steps from restaurants, shops, and public transit, this condo offers incredible value and convenience in the heart of the city.