



GRASSROOTS
REALTY GROUP

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404, 1334 12 Avenue SW
Calgary, Alberta

MLS # A2271644



\$180,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	893 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 892
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

EXPANSIVE SW VIEW | WRAP-AROUND BALCONY | CONCRETE BUILDING | WALKABLE TO 17TH AVE + BOW RIVER PATHWAY |
Welcome to this 2 BEDROOM condo in the desirable Ravenwood building on the west side of the Beltline. Offering incredible INNER-CITY CONVENIENCE, this move-in ready home places you steps from caf  s, restaurants, river pathways, and an easy commute into the downtown core. Inside, you'll love the BRIGHT, OPEN LAYOUT with large windows that fill the space with NATURAL LIGHT and showcase the fantastic SOUTH & WEST exposure. The kitchen features GRANITE COUNTERS, STAINLESS STEEL APPLIANCES, and a smart layout designed for everyday ease. The granite island doubles as a convenient 2-person eating bar, perfect for casual meals or morning coffee. The spacious LIVING AREA offers plenty of room to relax or entertain, and flows onto the HUGE WRAP-AROUND BALCONY—ideal for morning coffee, evening sunsets, or creating your own urban outdoor oasis. Two well-sized bedrooms provide flexibility for a roommate, guests, or a HOME OFFICE. 4-piece main bathroom and convenient IN-SUITE LAUDRY room with storage. Located in a solid CONCRETE building, Ravenwood offers peace of mind in a walkable, transit-friendly location close to shopping, groceries, fitness studios, and the vibrant energy of 17th Ave. Whether you're a FIRST-TIME BUYER, young professional, or investor, this well-priced, renovated Beltline condo offers a fantastic lifestyle opportunity. Don't miss your chance to make it yours!