



GRASSROOTS
REALTY GROUP

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407, 1334 12 Avenue SW
Calgary, Alberta

MLS # A2200642



\$199,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	652 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Drive Through, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 620
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	cc-x
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions:	nil
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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 - Vacant Ready to Move Fully Renovated