# 202 1334 12 Avenue SW

Calgary | Active | MLS® A2348364

**$159,000**



| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **1980** | **896 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by First Place Realty

# A closer look

****reduced for quick sale *** Location ,Location ,location right in the heart of Downtown Good investment for first time home buyer ,investors or Downgraders. steps away from school, restaurants, shopping, and public transits, welcome to this spacious 876 sq. ft. apartment unit in convenient Ravenwood Building It features 2 big bedroom 1 washroom ,nice living room and Huge balcony .Heart of Downtown ,Perfect for Families and Investment ,Little renovation and build sweet equity in current Market .Stylish & modern Cl inner city , in a prime lifestyle location. Call your favorite realtor to book now

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2348364 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **Year Built** | 1980 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 896 sq. ft. |
| **Main Level Finished Area:** | 896 sq. ft. |
| **Condo Fee:** | $906.00 |
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Heat, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | South |

| | |
|---|---|
| **Unit Exposure:** | South |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 8 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1980 (Age: 46) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 9110401 |
| **Heating:** | Baseboard, Natural Gas |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Concrete, Stucco |
| **Structure Type:** | High Rise (5+ stories) |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Ceramic Tile |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Covered, Stall |

| | |
|---|---|
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | Electric Dryer Hookup, In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | The Ravenwood |
| **Community:** | Beltline |
| **Amenities:** | Coin Laundry, Elevator(s) |
| **Appliances:** | Dishwasher, Microwave, Refrigerator, Stove(s) |
| **Inclusions:** | n/a |
| **Restrictions:** | Board Approval |
| **Pets Allowed:** | Yes |
| **Main Floor** | Dining Room · 14'5" × 12'7" · |
| **Main Floor** | Living Room · 20'8" × 11'7" · |
| **Main Floor** | Bedroom · 14'1" × 9' · |
| **Main Floor** | Bedroom - Primary · 14'3" × 9'11" · |
| **Main Floor** | Kitchen · 8' × 6'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Ceiling Fan(s), No Animal Home, Open Floorplan |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Lot Features:** | City Lot |
| **Accessibility Features:** | Stair Lift |
| **Num. of Parcels:** | 0 |

| | |
|---|---|
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | ccx |
| **Listed Date:** | Sep 26, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/202-1334-12-avenue-sw-calgary-a2348364/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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