208 1334 12 Avenue SW

Calgary | Active | MLS® A2348426

$159,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1980**	**601 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

The unit has been refreshed throughout with new flooring and baseboards, fresh paint, new lighting, two new blinds and a new storage room door. The bathroom has been updated with a new tub and tile, bathroom plumbing, toilet, sink and faucet, while new plumbing has also been completed under the kitchen sink.
The building offers a fitness room, sauna and coin laundry, with the laundry, sauna and garbage chute conveniently located on the same floor. The unit does not have in-suite laundry. Residents also have access to a large shared balcony.
For investors, the condo was previously rented for $1,450/month, providing a recent rental benchmark. For an owner occupant, this is an opportunity to own in the Beltline at a lower entry price, with the major cosmetic updates already completed.
The location puts you close to the best of inner-city living, with Ryuko and Nomi Cafe just two blocks away, plus restaurants, coffee shops, shopping and everyday amenities nearby. Sunalta CTrain Station is approximately a 9-minute walk away, making commuting and getting around the city convenient.
A refreshed, well-located Beltline condo with an accessible price point and plenty of flexibility for an owner occupant or investor.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348426
Bedrooms	1
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:	601 sq. ft.
Condo Fee:	$584.63
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1980 (Age: 46)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9110401
Heating:	Baseboard
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	No

Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Carport, Covered
Parking Places:	1
Parking Total/Covered:	1 / -
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Ravenwood
Community:	Beltline
Amenities:	Coin Laundry, Fitness Center, Sauna
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Pets Allowed
Pets Allowed:	Yes
Main Floor	Bedroom · 14'7" × 9'6" ·
Main Floor	Dining Room · 12'6" × 10'8" ·
Main Floor	Living Room · 14'1" × 12' ·
Main Floor	Storage · 5'6" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Open Floorplan
Exterior Features:	Balcony, Other
Patio And Porch Features:	Patio

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-X
Listed Date:	Sep 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/208-1334-12-avenue-sw-calgary-a2348426/

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