

# \$224,900 - 502, 1334 12 Avenue Sw, Calgary

MLS® #A2198217

## \$224,900

2 Bedroom, 1.00 Bathroom, 901 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*Hold on to your Hat\*\* Value!!! Shop & compare. Indoor parking! Plus, 2 months prepaid condo fees! Views overlooking the downtown and the west side. This is the most popular model/floor plan with 900 square feet in the sought-after "The Ravenwood" concrete building with two bedrooms, a bathroom, one indoor heated parking space, newer countertops, an oversized covered balcony, and a remodeled kitchen & modern design. Additionally, the property features upgraded laminate flooring (no carpet), in-suite laundry, newer windows, bathroom fixtures, and appliances. Large Primary bedroom with a closet. Titled parking in a secure, heated underground parkade. You are also within walking distance of anything you need, with the Sunalta LRT just minutes away for added convenience. Close to Sunalta Elementary School, Connaught School, and West Canada High School, the Bow River pathway offers access to medical facilities, shopping, grocery stores, coffee shops, and much more. QUICK May 01, 2025 possession is available - ACT FAST! You can call your friendly REALTOR(R) to book you viewing.**

Built in 1980

## Essential Information

MLS® #	A2198217
Price	\$224,900



**502, 1334 12 AVENUE SW**  
RECA MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 901.32 Sq Ft. / 83.73 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 901.32 Sq Ft. / 83.73 m<sup>2</sup>



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	901
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	502, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3R9

### Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Secured, Titled, Underground

### Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	8

### Exterior

Exterior Features	Balcony
Construction	Stucco, Brick

### Additional Information

Date Listed	February 28th, 2025
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Days on Market      49  
Zoning                CC-X

**Listing Details**

Listing Office        Jayman Realty Inc.



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