$234,000 - 808, 1334 12 Avenue Sw, Calgary

MLS® #A2256171

$234,000
2 Bedroom, 1.00 Bathroom, 885 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Ravenwood, where skyline VIEWS, stunning SUNSETS, and TOP-FLOOR living come together in style. This top-floor END UNIT offers the best of inner-city living with the peace and privacy you didnâ€™t think was possible in the Beltline. Step into a space flooded with NATURAL LIGHT from multiple directions, thanks to your corner unit status (no one above and barely anyone beside). The HUGE wrap-around BALCONY is basically your own private rooftop patio, perfect for sipping coffee at sunrise, hosting friends at sunset, or quietly judging people parallel parking below :) Inside, you'll find a well-designed layout with spacious principal rooms, a functional kitchen, and just the right blend of openness and comfort. Whether youâ€™re hosting friends or enjoying a quiet night in, this space rises to the occasion. The views of downtown and evening sunsets are JAW-DROPPING, like, post-it-on-your-Instagram-story kind of jaw-dropping.

And here's something rare â€” TWO TITLED underground parking STALLS, so youâ€™re always covered. Yes, two! One for your car, and one for your motorcycle or your partnerâ€™s ride. Donâ€™t drive? No problem! Lease them out for extra income. The Impark lot right behind the building charges over $300/month, so renting even one stall could help offset a good chunk of your condo fees. Who wouldnâ€™t prefer a warm, secure

spot over scraping windshields all winter?

Ravenwood is a well-managed, pet-friendly building just steps to 17th Ave, groceries, transit, parks, and all the cafes and restaurants your heart desires. Live high above the hustle, but close to everything that matters.
Opportunities like this donâ€™t come often. Book your showing and see why this one feels like home the moment you walk in!

Built in 1980

Essential Information

MLS® #	A2256171
Price	$234,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	885
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	808, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3R9

Amenities

Amenities	Elevator(s), Parking, Picnic Area, Roof Deck, Secured Parking, Trash, Coin Laundry, Car Wash, Laundry
Parking Spaces	2

Parking	Insulated, Off Street, Parkade, Secured, Side By Side, Stall, Titled, Underground, Gated, Owned

Interior

Interior Features	Breakfast Bar, Built-in Features, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	8

Exterior

Exterior Features	Balcony, Lighting, Playground
Construction	Concrete, Stucco, Wood Frame

Additional Information

Date Listed	September 12th, 2025
Zoning	CC-X

Listing Details

Listing Office	2% Realty

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