



THE
A-TEAM

**RE/MAX
FIRST**

1334 12 Avenue #407, Calgary T3C 3R9

MLS® #: **A2113268**

Area: **Beltline**

Listing Date: **03/07/24**

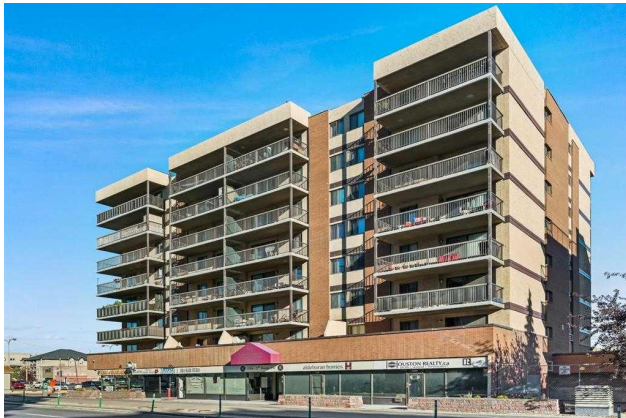
List Price: **\$248,000**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 05-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **652**
Low Sqft:
Ttl Sqft: **652**

DOM

73

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Covered, Drive Through, Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony, Garden, Lighting, Playground**

Construction: **Brick, Concrete, Stucco**
Flooring: **Ceramic Tile, Laminat**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Laminat Counters, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11' 10" x 8' 2"
Living Room	Main	19' 3" x 9' 0"
Kitchen	Main	7' 8" x 5' 9"

Room	Level	Dimensions
4pc Bathroom	Main	8' 10" x 4' 11"
Bedroom - Primary	Main	11' 10" x 8' 10"

Legal/Tax/Financial

Condo Fee:
\$560

Title:
Life Lease

Zoning:
cc-x

Legal Desc:	9110401	Fee Freq: Monthly	Remarks
Pub Rmks:	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 . 4th floor Condo with big sqft and excellent layout you will be delited with Scenic View and Underground Parking nice and sunny whole day . Experience downtown living at its best in this inviting 4th-floor unit located in the vibrant Connaught community. Situated within walking distance to C-train station /17th ave restaurants ,Downtown core,Schools and other , with excellent proximity to fantastic restaurants and shopping. mplemented 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. This property presents an excellent investment opportunity, currently occupied by a reliable tenant. The purchase includes a titled parking stall. Don't miss the chance to see this exceptional condo - schedule a showing today with your favourite Realtor!		
Inclusions:	n/a		
Property Listed By:	Diamond Realty & Associates LTD.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



