



THE
A-TEAM

**RE/MAX
FIRST**

1334 12 Avenue #202, Calgary T3C3R9

MLS® #: **A2120379**

Area: **Beltline**

Listing Date: **04/06/24**

List Price: **\$245,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **876**
Low Sqft:
Ttl Sqft: **876**

DOM

43

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall

Utilities and Features

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

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

Kitchen Appl: **Electric Stove,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	9`11" x 14`8"
Dining Room	Main	11`2" x 8`11"
Living Room	Main	14`6" x 11`6"

Room	Level	Dimensions
Bedroom	Main	8`2" x 14`8"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$367

Title:
Fee Simple

Zoning:
RM-7

Fee Freq:
Bi-Weekly

Legal Desc: **183**

Remarks

Pub Rmks: **2 BED 1 BATH LARGE APPARTMENT IN RAVENWOOD BUILDING GREAT LOCATION IN DOWNTOWN Opportunity for the buyer to do renovation at their own taste rather than having to live with prior owner taste and make a killer saving in this process .One of the best priced appartment in downtown with covered and fenced parking .Call your favorite realtor to book showing now**

Inclusions: **NIL**

Property Listed By: **Diamond Realty & Associates LTD.**

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