



## 1334 12 Avenue Calgary Alberta

\$195,000

Welcome to The Ravenwood! This 8-storey apartment building is ideally located just minutes from Kensington, the river, and downtown. Perfect for singles or couples, this charming 1-bedroom unit on the 4th floor boasts an inviting open floor plan with elegant hardwood and tile flooring throughout. The kitchen features sleek black appliances, Maple cabinets, seamlessly flowing into a spacious living room that opens onto a sun-drenched South-facing balcony—ideal for morning coffee or evening relaxation. The generously sized bedroom includes a large mirrored closet and laminate flooring, conveniently situated next to a full bathroom. Enjoy the added benefits of a spacious in-suite laundry and storage area, as well as a titled parking stall in a secure underground parkade. The building also offers a bike storage room and a well-equipped exercise room. With the vibrant shopping and amenities of the Beltline just a stone's throw away, this unit is the perfect retreat for the urban dweller seeking comfort and convenience, or for a savvy investor looking for a perfect rental opportunity! (id:6769)

4pc Bathroom 8.67 Ft x 4.92 Ft

Primary Bedroom 14.33 Ft x 9.67 Ft

Dining room 7.33 Ft x 11.83 Ft

Kitchen 7.75 Ft x 6.67 Ft

Laundry room 4.92 Ft x 8.67 Ft

Living room 12.92 Ft x 11.92 Ft

Listing Presented By:



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