# \$2,299,000 - 1720 12 Avenue Nw, Calgary

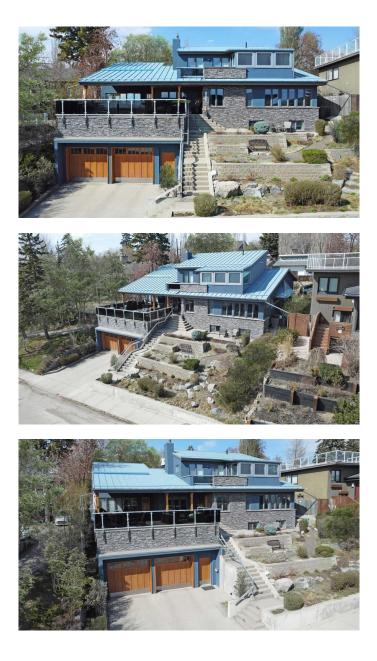
MLS® #A2218733

#### \$2,299,000

5 Bedroom, 5.00 Bathroom, 2,550 sqft Residential on 0.21 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Located on a picturesque 75' x 120' lot in the heart of Briar Hill, this unique home offers exceptional functionality and flexibility for modern livingâ€"on a street filled with similar high-end homes. With over 4,000 sqft of renovated, developed living space, this home offers 5 beds + den, 3 full baths, 2 half baths, and an oversized triple-attached tandem garage with room for 3 vehicles (4 shown with current lift), plus additional parking in the front and rear. The updated main floor welcomes you with a spacious tiled foyer and a bright front living room with large windows overlooking the 760 sqft South-facing front patio. The adjoining dining area includes built-in storage and comfortably fits a full-sized dining set. The showstopper kitchen, professionally designed and renovated by Marvel Kitchens in 2020, boasts a massive quartz island with seating for six, high-end stainless steel appliances, a designated coffee bar, and tons of cabinetry and counter space. A vaulted family room addition with soaring 17-ft ceilings, oversized windows, and a gas fireplace connects to both the front patio and the fully landscaped backyard, offering seamless indoor-outdoor living. Upstairs, the upper split level hosts 2 spacious bedrooms with large closets and backyard views, along with a renovated 5pc bathroom featuring dual vanities, a stand-up shower with glass enclosure, a corner soaker tub, private water closet, and a heated towel rack. The third level is dedicated to the private primary suite,



featuring vaulted 12-ft ceilings, a large walk-in closet with built-ins, and a sunroom with access to a private balcony and sweeping city views. The luxurious 5pc ensuite offers a dual quartz vanity, freestanding soaker tub, fully tiled walk-in shower, heated towel rack, a private water closet, and heated flooring extended into the shower. The lower level offers additional living space with a spacious bedroom, living area, kitchenette, and full 3-piece bathâ€"perfect for multigenerational living. The adjacent laundry room includes full-sized appliances and abundant storage. The finished basement features a large mudroom, a 5th bedroom/gym space, and a versatile den. Outside, the two-tiered backvard offers sun and privacy with mature trees, cedar deck, hot tub, dog run, gas-line, pond with a waterfall, and a drought-tolerant garden supported by a 1000-litre rain barrel. The professionally designed xeriscaped front yard is entirely low-maintenance and city water-free. Professionally renovated over two decades with a focus on energy efficiency and long-term quality, this home includes multi-zone heating, upgraded insulation, central A/C, and a 50+ year (BLUE!) metal roof - this first initial renovation by design of architect Richard Davignon. With only three owners since the 1950s and located in one of Calgaryâ€<sup>™</sup>s most desirable neighbourhoods, this is a truly rare opportunity to own a standout property in Briar Hill!

Built in 1950

#### **Essential Information**

| MLS® #     | A2218733    |
|------------|-------------|
| Price      | \$2,299,000 |
| Bedrooms   | 5           |
| Bathrooms  | 5.00        |
| Full Baths | 3           |

| Half Baths     | 2                 |
|----------------|-------------------|
| Square Footage | 2,550             |
| Acres          | 0.21              |
| Year Built     | 1950              |
| Туре           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

# **Community Information**

| Address     | 1720 12 Avenue Nw             |
|-------------|-------------------------------|
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 1J2                       |

## Amenities

| Parking Spaces | 7                              |
|----------------|--------------------------------|
| Parking        | Tandem, Triple Garage Attached |
| # of Garages   | 3                              |

## Interior

| Interior Features | High Ceilings, Open Floorplan, See Remarks                          |
|-------------------|---|
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, |
|                   | Refrigerator, Washer  |
| Heating           | In Floor, Forced Air, Natural Gas                                   |
| Cooling           | Central Air, Wall Unit(s)   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

| Exterior Features | Awning(s), Balcony, BBQ gas line, Dog Run, Garden, Lighting, Other |
|-------------------|--|
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape,       |
|                   | Seasonal Water, See Remarks  |
| Roof              | Metal  |

| Construction | Mixed, Stone, Stucco, Wood Frame |
|--------------|----------------------------------|
| Foundation   | Poured Concrete                  |

### **Additional Information**

| Date Listed    | May 9th, 2025 |
|----------------|---------------|
| Days on Market | 53            |
| Zoning         | R-CG          |

#### **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.