

# \$4,495,000 - 2316 12 Avenue Nw, Calgary

MLS® #A2227251

**\$4,495,000**

5 Bedroom, 7.00 Bathroom, 5,099 sqft

Residential on 0.17 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

"PLEASE JOIN US SUNDAY JUNE 29, FROM 12 to 3pm. FOR OUR OPEN HOUSE.

Presenting an extraordinary opportunity to own a custom-designed architectural gem by Ambedo Homes, crafted in collaboration with the award-winning Midnight Design Studio and Stephanie Martin Interiors. Nestled on a beautifully landscaped 7,460 sq. ft. hillside corner lot, this show-stopping residence offers sweeping city and valley views in one of Calgary's most prestigious neighborhoods. Thoughtfully designed and built beyond expectations, this stunning 3-storey home features 7,460 sq. ft. of expertly curated living space with 5 bedrooms, 7 bathrooms, and four outdoor patio spaces. The contemporary architecture seamlessly blends natural elements, floor-to-ceiling glass, and clean lines to create a light-filled, open-concept home that stands as one of the community's most spectacular offerings. Step inside to 10-foot ceilings and a flowing main floor layout that connects a breathtaking chef's kitchen, elegant dining area, family room, and lounge space. Anchored by a dramatic mono-stringer staircase, fireplace feature, and a sleek glass elevator, this level is designed for both effortless living and grand entertaining. Oversized sliding doors open to the first of several outdoor lounges, overlooking the manicured grounds. The chef's kitchen is a dream, outfitted with top-of-the-line appliances, custom cabinetry, a showpiece stone island, and a walk-through service



pantry with coffee bar—no detail spared. Upstairs, the second level hosts four spacious bedrooms, three bathrooms, and a stunning glass-wrapped primary retreat with private balcony, fireplace, expansive walk-in closet, and a spa-inspired en suite. The third-level loft is an exceptional flex space—complete with a wet bar, full bathroom, and access to a private rooftop balcony. Bright and versatile, it's perfect as a studio, additional lounge, guest suite, or personal retreat. The fully developed lower level is an entertainer's paradise. It includes a generous rec room with bar, guest bedroom and bath, home gym and yoga space and a state-of-the-art golf simulator. Additional features include heated 4-car garage with epoxy flooring, rooftop terrace with panoramic views, five balconies and multiple outdoor living areas. This is more than just a home—it's a statement of design, craftsmanship, and lifestyle. A rare and refined inner-city sanctuary waiting for its next chapter.

Built in 2024

Essential Information

MLS® #	A2227251
Price	\$4,495,000
Bedrooms	5
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	5,099
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	2316 12 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2n1k3

### **Amenities**

Parking Spaces	6
Parking	Quad or More Attached

### **Interior**

Interior Features	Bar, Built-in Features, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Oven-Built-In, Refrigerator, See Remarks, Washer/Dryer
Heating	Boiler, High Efficiency, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, See Remarks, Street Lighting, Views
Roof	Asphalt
Construction	Composite Siding, Concrete, Manufactured Floor Joist, Mixed, See Remarks, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	26
Zoning	RC-1

### **Listing Details**

Listing Office	RE/MAX First
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