

# \$2,380,000 - 2312 12 Avenue Nw, Calgary

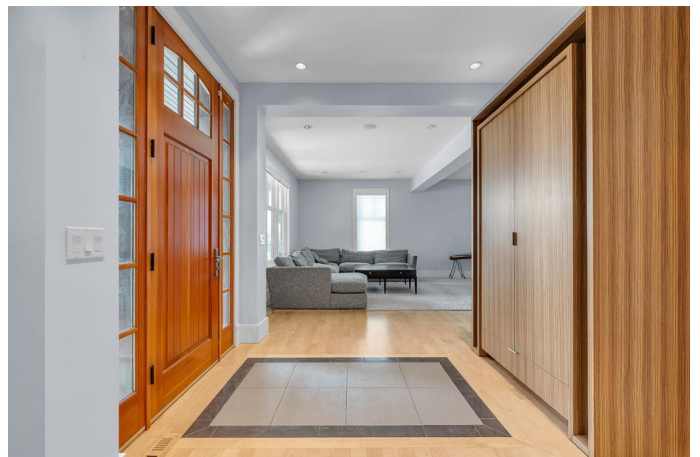
MLS® #A2256575

**\$2,380,000**

4 Bedroom, 5.00 Bathroom, 3,407 sqft  
Residential on 0.18 Acres

Hounsfeld Heights/Briar Hill, Calgary, Alberta

Welcome to 2312 12 Avenue NW, where contemporary elegance meets everyday comfort in one of Calgary's most coveted inner-city neighbourhoods. Designed with an emphasis on light and space, this residence welcomes you with soaring ceilings, walls of windows, and a seamless open-concept layout that invites both connection and calm. At the heart of the home, a dramatic double-sided fireplace creates a sophisticated focal point, linking the airy living room to the dining area that flows effortlessly to the outdoors. The gourmet kitchen is a masterclass in modern design, boasting sleek custom cabinetry, integrated premium appliances, and an oversized quartz island crafted for gatherings. Upstairs, the primary suite is a sanctuary of style, featuring vaulted ceilings, a private balcony with treetop views, and a spa-inspired ensuite designed for true relaxation. Secondary bedrooms are equally inviting, offering generous proportions and thoughtful details. The fully finished lower level extends the living experience with a spacious family room anchored by a statement fireplace, ideal for cozy evenings or lively entertaining. Outside, a tranquil backyard oasis with mature landscaping and an expansive deck provides the perfect backdrop for summer soirées or quiet mornings with coffee. Tucked away on a serene, tree-lined street just minutes from downtown, parks, schools, and amenities, this home offers more than just a place to live – it offers a lifestyle of refinement, convenience,



and connection.

Built in 2007

### **Essential Information**

MLS® #	A2256575
Price	\$2,380,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,407
Acres	0.18
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2312 12 Avenue Nw
Subdivision	Hounsfeld Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1K3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, See Remarks
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 18th, 2025
Days on Market	48
Zoning	R-CG

### **Listing Details**

Listing Office	The Real Estate District
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