

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

MLS® #A2227251

\$4,495,000

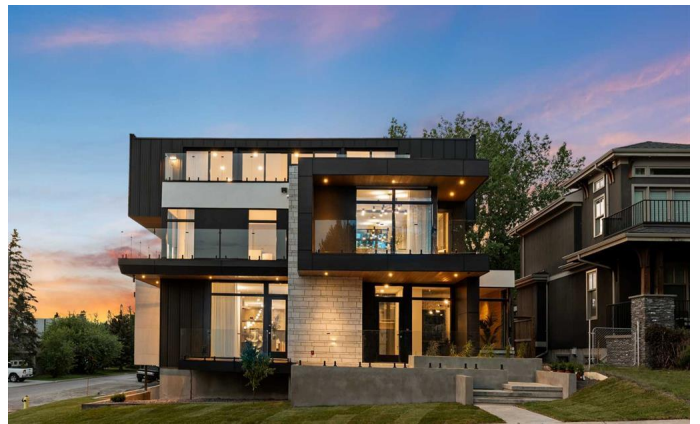
5 Bedroom, 7.00 Bathroom, 5,099 sqft

Residential on 0.17 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

OPEN HOUSE SUNDAY & MONDAY AUG 3 & 4, FROM 2:00 PM TO 5PM. A Masterpiece of Design and Luxury Living by Ambedo Homes, Welcome to this one-of-a-kind architectural showpiece by Ambedo Homes, created in collaboration with award-winning Midnight Design Studio. Perched on a meticulously landscaped 7,460 sq. ft. corner hillside lot, this exceptional residence offers panoramic views of the river valley in one of Calgary's most prestigious communities. This stunning 3-storey home boasts over 7,400 sq. ft. of impeccably curated living space, featuring 5 bedrooms, 7 bathrooms, and four distinct outdoor patio areas. With a seamless blend of contemporary architecture, natural elements, and floor-to-ceiling glass, this home is a true statement of modern elegance and thoughtful design. The main level features soaring 10-foot ceilings and a flowing open-concept layout, anchored by a striking mono-stringer staircase, a sleek fireplace feature, and a private glass elevator. A chef-inspired kitchen takes center stage with premium appliances, custom cabinetry, an oversized stone island, and a walk-through service pantry with a built-in coffee bar. Expansive sliding glass doors lead to a covered outdoor lounge, perfect for entertaining.

The second level hosts four spacious bedrooms, including a spectacular glass-wrapped primary suite with private balcony, fireplace, massive walk-in closet, and



a spa-like ensuite. The third-floor loft offers a flexible retreat with wet bar, full bathroom, and a private rooftop balconyâ€”ideal for a lounge, studio, or guest suite. The fully developed lower level is designed for ultimate entertainment, complete with a large rec room and bar, guest bedroom with bath, home gym, yoga space, and a cutting-edge golf simulator. Additional features include a heated 4-car garage with epoxy floors, five balconies, multiple outdoor living spaces, and a rooftop terrace with breathtaking views. Every detail has been meticulously crafted to deliver the highest standard of luxury living. This extraordinary home is more than just a residenceâ€”itâ€™s a lifestyle. A rare opportunity to own a contemporary masterpiece in the heart of Calgary.

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

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 58 |
| Zoning | RC-1 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.