

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

MLS® #A2256575

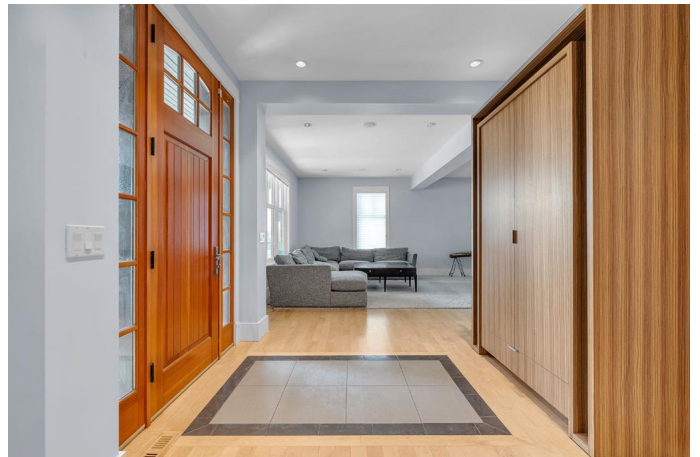
**\$2,380,000**

4 Bedroom, 5.00 Bathroom, 3,407 sqft

Residential on 0.18 Acres

Hounsfield 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 | Hounsfield 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 |
| Zoning      | R-CG                 |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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