

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

MLS® #A2227251

**\$4,495,000**

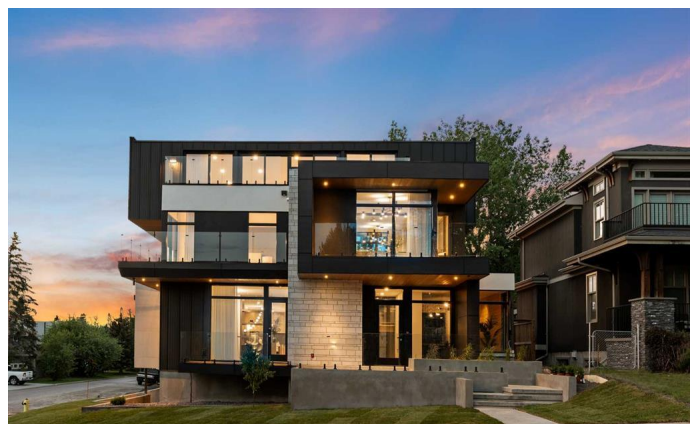
5 Bedroom, 7.00 Bathroom, 5,099 sqft

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 balcony—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 residence—it’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 |
|----------------|--------------|

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