

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

MLS® #A2256575

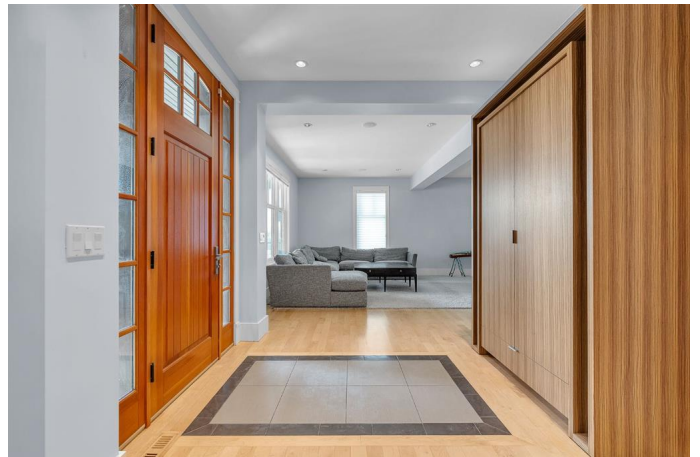
\$2,380,000

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
----------------	--------------------------

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.