

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

MLS® #A2227251

**\$4,495,000**

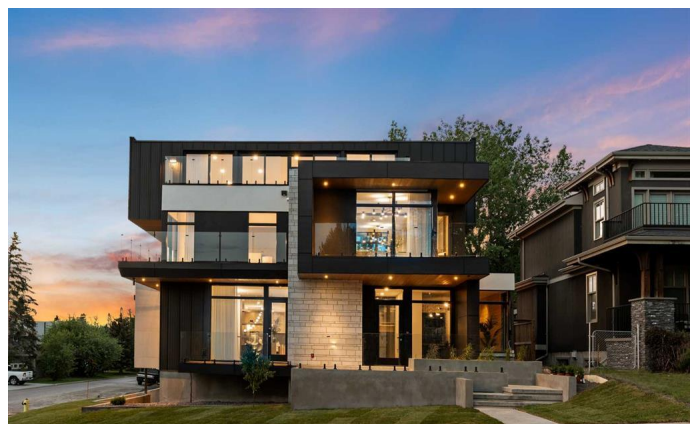
5 Bedroom, 7.00 Bathroom, 5,099 sqft

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, Double Oven, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer, Oven-Built-In, Gas Water Heater, Humidifier
Heating	Boiler, High Efficiency, Fireplace(s), Forced Air
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, Many Trees, See Remarks, Street Lighting, Views, Corner Lot
Roof	Asphalt
Construction	Concrete, Mixed, See Remarks, Stone, Stucco, Wood Frame, Composite Siding, Manufactured Floor Joist
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	68
Zoning	RC-1

### Listing Details

Listing Office	RE/MAX First
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