

# \$4,250,000 - 2316 12 Avenue Nw, Calgary

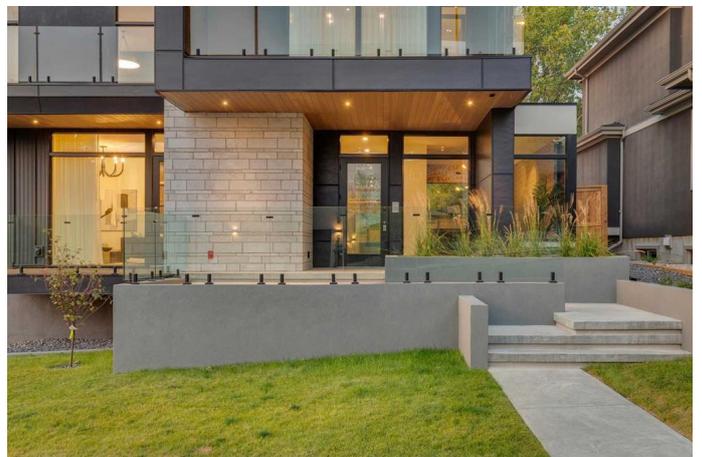
MLS® #A2256587

**\$4,250,000**

5 Bedroom, 7.00 Bathroom, 5,067 sqft  
Residential on 0.17 Acres

Hounsfeld Heights/Briar Hill, Calgary, Alberta

Envelop yourself in modern luxury and BREATHTAKING CITY AND RIVER VALLEY VIEWS. Designed by award-winning Midnight Design Studio and Stephanie Martin Interiors, this one-of-a-kind Briar Hill residence offers 4+1 bedrooms, over 7,400 sq ft of developed living space, and a seamless blend of sophistication, innovation, and comfort. The main level is airy and light-filled, with wide-plank hardwood floors, designer lighting, and expansive windows that frame every view. A welcoming sitting area transitions effortlessly into the living and dining spaces, anchored by a dramatic 60" linear fireplace, custom brass shelving, and statement Kuzco lighting. Multiple balconies and rooftop patios invite indoor-outdoor living at its finest. The chef's kitchen is a showpiece, appointed with rift-cut white oak cabinetry, a striking stone island, stone countertops, and a full Miele appliance package. Entertaining is elevated by the adjoining butler's pantry, complete with Cosentino countertops, custom tilework, built-in coffee station, under-counter fridge, and dishwasher. A private main-floor office with built-ins and patio access provides a quiet retreat, while a stylish 2-piece powder room completes the level. A monorail maple staircase or GLASS-WALLED ELEVATOR leads to the second level, where all four bedrooms open to private balconies. The primary suite is an indulgent sanctuary with a spectacular chandelier, wraparound balcony, custom walk-in closet, and spa-inspired



ensuite featuring marble mosaic tile with in-floor heating, dual sinks, a 66" tub with freestanding faucet, oversized glass shower, ceiling speakers, and balcony access. Bedrooms 2 and 3 share a Jack & Jill bath, while bedroom 4 enjoys its own private ensuite. A well-appointed laundry room with sink and storage completes the floor. The third-level loft is designed for entertaining, offering a 25" wet bar with sink and dishwasher, ceiling speakers, projector connections, and direct access to a spectacular rooftop patio with panoramic skyline and valley views. A convenient 3-piece bath ensures the loft functions as the ultimate entertainment hub. On the walkout lower level, find a spacious recreation/media room with wet bar, a professional-grade golf simulator, fitness studio, and guest bedroom with a 3-piece bath (including a steam shower). Additional highlights include a GLASS WALLED ELEVATOR to all 4 levels, Control4 home automation system, Sonos sound system, central air conditioning, custom drapery, Italian ceramic tile & designer wallcoverings. A 4-car tandem garage with hydronic heating, epoxy floors & EV charger provides effortless parking for multiple vehicles. This dazzling contemporary home combines unmatched style with a prime central location near U of C, Foothills & Children's Hospitals, SAIT, shopping, schools, public transit, and just minutes to downtown.

Built in 2025

## Essential Information

MLS® #	A2256587
Price	\$4,250,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5

Half Baths	2
Square Footage	5,067
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	2316 12 Avenue Nw
Subdivision	Hounsfeld Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1K3

### Amenities

Parking Spaces	4
Parking	Heated Garage, In Garage Electric Vehicle Charging Station(s), Quad or More Attached, Tandem
# of Garages	4

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Window Coverings, Double Oven, Garage Control(s), Gas Cooktop
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Corner Lot, Front Yard, Views
Roof	Flat Torch Membrane
Construction	Stone, Stucco, Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	35
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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