

# \$4,300,000 - 2316 12 Avenue Nw, Calgary

MLS® #A2227251

**\$4,300,000**

5 Bedroom, 7.00 Bathroom, 5,099 sqft

Residential on 0.17 Acres

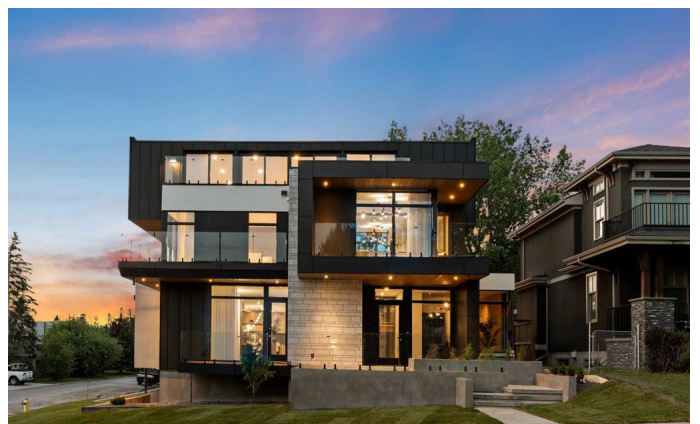
Hounsfield Heights/Briar Hill, Calgary, Alberta

OPEN HOUSE SAT & SUN, AUGUST, 23 &  
24 FROM 2 PM. TO 4 PM.

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	\$4,300,000
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	Bar, Built-in Features, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Oven-Built-In, Refrigerator, See Remarks, Washer/Dryer
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	Courtyard, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, See Remarks, Street Lighting, Views
Roof	Asphalt
Construction	Composite Siding, Concrete, Manufactured Floor Joist, Mixed, See Remarks, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	81
Zoning	RC-1

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.