

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

MLS® #A2227251

**\$4,495,000**

5 Bedroom, 7.00 Bathroom, 5,099 sqft

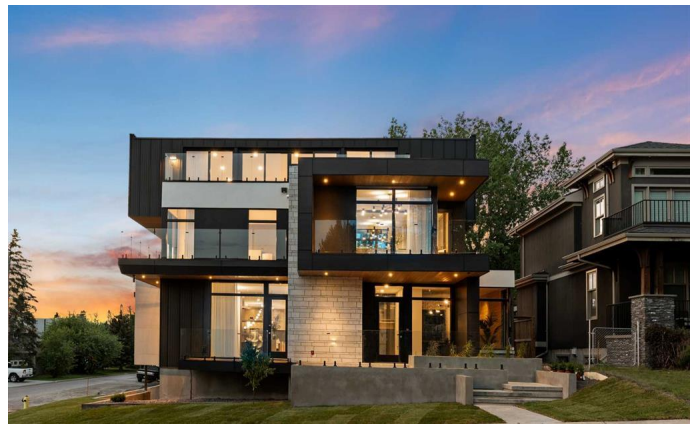
Residential on 0.17 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 26th,  
FROM 1:00 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	\$4,495,000
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, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer, Oven-Built-In, Double Oven, Gas Water Heater, Humidifier
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, Corner Lot, Front Yard, Landscaped, See Remarks, Fruit Trees/Shrub(s), Many Trees, Street Lighting, Views
Roof	Asphalt
Construction	Composite Siding, Concrete, Mixed, See Remarks, Stone, Stucco, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	52
Zoning	RC-1

### Listing Details

Listing Office	RE/MAX First
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