



GRASSROOTS
REALTY GROUP

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2312 12 Avenue NW
Calgary, Alberta

MLS # A2256575



\$2,380,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,407 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, See Remarks		

Inclusions: N/A

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.