



GRASSROOTS
REALTY GROUP

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2316 12 Avenue NW
Calgary, Alberta

MLS # A2256587



\$4,250,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	5,067 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Heated Garage, In Garage Electric Vehicle Charging Station(s), Quad or More		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Marble, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	Built-in coffee maker, 2 additional dishwashers, beverage cooler (pantry), built-in speakers, Control4 home automation system, Sonos sound system.		

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 “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 “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.