



GRASSROOTS
REALTY GROUP

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2312 12 Avenue NW
Calgary, Alberta

MLS # A2327724



\$2,290,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,424 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
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:	Full	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Skylight(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Nestled on a beautifully landscaped 7,000 sq. ft. lot in one of Calgary's most prestigious inner-city communities, this exceptional custom residence offers over 3,400 sq. ft. of thoughtfully designed living space where elegance, comfort, and functionality come together effortlessly. From the moment you arrive, you'll appreciate the sense of privacy and sophistication that defines this remarkable home. Whether you're enjoying a quiet morning coffee on the private balcony off the primary suite, entertaining friends on the backyard patio, or hosting intimate gatherings inside, every space has been designed to elevate everyday living. The upper level is dedicated to relaxation and retreat. Wake up to peaceful views from your private balcony before unwinding beside the fireplace in your primary suite. The luxurious ensuite features double vanities, a spa-inspired soaker tub, a separate glass shower, and a spacious walk-in closet, creating a true sanctuary at the end of the day. Two additional bedrooms are connected by a convenient Jack and Jill bathroom with double vanities, providing comfort and functionality for family members or overnight guests. The main level is equally impressive, offering expansive living spaces filled with natural light through oversized windows overlooking the private backyard. Whether hosting elegant dinner parties, family celebrations, or casual weekend gatherings, the seamless connection between the indoor living areas and outdoor entertaining space creates an inviting atmosphere year-round. For today's professionals and entrepreneurs, this home offers something truly special—a dedicated executive office along with a separate private meeting room complete with its own full bathroom, providing an ideal setting to welcome clients while maintaining the privacy of your home. The fully finished lower level extends the lifestyle even

further, featuring two additional bedrooms, a full bathroom, a spacious recreation room, and an elegant display lounge perfect for showcasing your wine collection, artwork, collectibles, or creating a refined library or media retreat. A generous storage room ensures everything has its place without compromising your living space. Located in the heart of Hounsfield Heights, you'll enjoy one of Calgary's most coveted lifestyles. Just moments from the Bow River pathway system, Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, Kensington, downtown, and some of the city's finest restaurants and caf  s, this address offers the perfect balance of peaceful residential living and urban convenience. This is more than a home—it's a place where successful careers, family gatherings, and unforgettable memories come together. For those seeking luxury without compromise in one of Calgary's most desirable neighbourhoods, 2312 12 Avenue NW presents an extraordinary opportunity.