2312 12 Avenue NW

Calgary | Active | MLS® A2327724

$2,290,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2007**	**3,423.5 sq. ft.**

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Listed by Realty Link

A closer look

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 cafés, 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.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2327724
Bedrooms	4
Bathrooms	5
Year Built	2007
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,423.5 sq. ft.
Main Level Finished Area:	1,908.5 sq. ft.
Upper Level Finished Area:	1,515 sq. ft.
Below Grade Finished Area:	1,390 sq. ft.
Acreage:	No
Lot Area:	7,631 sq. ft.
Lot Frontage:	72'3"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2007 (Age: 19)
Bedrooms:	4 (Above Grd: 3)

Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	1
Plan:	8124GN
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Basement, Bedroom, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Front
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Hounsfield Heights/Briar Hill

Appliances:	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Stove, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Entrance · 11'7" × 9'4" ·
Main Floor	Living Room · 19'8" × 16'5" ·
Main Floor	Dining Room · 14'9" × 13'6" ·
Main Floor	Kitchen · 15'11" × 15'6" ·
Main Floor	Laundry · 8'6" × 7'6" ·
Main Floor	Family Room · 16'2" × 13'8" ·
Main Floor	Mud Room · 13'8" × 6'2" ·
Main Floor	Office · 10'11" × 10'8" ·
2nd Floor	Walk-In Closet · 9'1" × 7' ·
2nd Floor	Bedroom - Primary · 18'2" × 16'5" ·
2nd Floor	Balcony · 18'7" × 8'9" ·
2nd Floor	Bedroom · 16'8" × 13'1" ·
2nd Floor	Bedroom · 13'3" × 11'5" ·
Basement	Storage · 4' × 3'10" ·
Basement	Furnace/Utility Room · 13'10" × 11'2" ·
Basement	Kitchenette · 7'10" × 4'6" ·
Basement	Bedroom · 13'11" × 11'10" ·
Basement	Flex Space · 19'7" × 19'7" ·
Basement	Game Room · 15'4" × 7'1" ·
Basement	Wine Cellar · 15'1" × 5'7" ·
Basement	Office · 12'1" × 10'4" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior 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
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Front Porch
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jul 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2312-12-avenue-nw-calgary-a2327724/

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