

# \$2,299,000 - 1720 12 Avenue Nw, Calgary

MLS® #A2218733

**\$2,299,000**

5 Bedroom, 5.00 Bathroom, 2,550 sqft

Residential on 0.21 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Located on a picturesque 75' x 120' lot in the heart of Briar Hill, this unique home offers exceptional functionality and flexibility for modern living on a street filled with similar high-end homes. With over 4,000 sqft of renovated, developed living space, this home offers 5 beds + den, 3 full baths, 2 half baths, and an oversized triple-attached tandem garage with room for 3 vehicles (4 shown with current lift), plus additional parking in the front and rear. The updated main floor welcomes you with a spacious tiled foyer and a bright front living room with large windows overlooking the 760 sqft South-facing front patio. The adjoining dining area includes built-in storage and comfortably fits a full-sized dining set. The showstopper kitchen, professionally designed and renovated by Marvel Kitchens in 2020, boasts a massive quartz island with seating for six, high-end stainless steel appliances, a designated coffee bar, and tons of cabinetry and counter space. A vaulted family room addition with soaring 17-ft ceilings, oversized windows, and a gas fireplace connects to both the front patio and the fully landscaped backyard, offering seamless indoor-outdoor living. Upstairs, the upper split level hosts 2 spacious bedrooms with large closets and backyard views, along with a renovated 5pc bathroom featuring dual vanities, a stand-up shower with glass enclosure, a corner soaker tub, private water closet, and a heated towel rack. The third level is dedicated to the private primary suite,



featuring vaulted 12-ft ceilings, a large walk-in closet with built-ins, and a sunroom with access to a private balcony and sweeping city views. The luxurious 5pc ensuite offers a dual quartz vanity, freestanding soaker tub, fully tiled walk-in shower, heated towel rack, a private water closet, and heated flooring extended into the shower. The lower level offers additional living space with a spacious bedroom, living area, kitchenette, and full 3-piece bath—perfect for multigenerational living. The adjacent laundry room includes full-sized appliances and abundant storage. The finished basement features a large mudroom, a 5th bedroom/gym space, and a versatile den. Outside, the two-tiered backyard offers sun and privacy with mature trees, cedar deck, hot tub, dog run, gas-line, pond with a waterfall, and a drought-tolerant garden supported by a 1000-litre rain barrel. The professionally designed xeriscaped front yard is entirely low-maintenance and city water-free. Professionally renovated over two decades with a focus on energy efficiency and long-term quality, this home includes multi-zone heating, upgraded insulation, central A/C, and a 50+ year (BLUE!) metal roof - this first initial renovation by design of architect Richard Davignon. With only three owners since the 1950s and located in one of Calgary’s most desirable neighbourhoods, this is a truly rare opportunity to own a standout property in Briar Hill!

Built in 1950

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2218733    |
| Price      | \$2,299,000 |
| Bedrooms   | 5           |
| Bathrooms  | 5.00        |
| Full Baths | 3           |

|                |                   |
|----------------|-------------------|
| Half Baths     | 2                 |
| Square Footage | 2,550             |
| Acres          | 0.21              |
| Year Built     | 1950              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1720 12 Avenue Nw             |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 1J2                       |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 7                              |
| Parking        | Tandem, Triple Garage Attached |
| # of Garages   | 3                              |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan, See Remarks   |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air, Wall Unit(s)  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Awning(s), Balcony, BBQ gas line, Garden, Lighting, Other, Dog Run                       |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, See Remarks, Seasonal Water |
| Roof              | Metal  |

|              |                                  |
|--------------|----------------------------------|
| Construction | Mixed, Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete                  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 27            |
| Zoning         | R-CG          |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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