

# \$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

**\*\*OPEN HOUSE SAT, AUG 2ND AT 11 AM-1 PM\*\*** 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	Balcony, BBQ gas line, Dog Run, Garden, Lighting, Other, Awning(s)
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	87
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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