

\$1,195,000 - 1731 12 Avenue Nw, Calgary

MLS® #A2269461

\$1,195,000

5 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.17 Acres

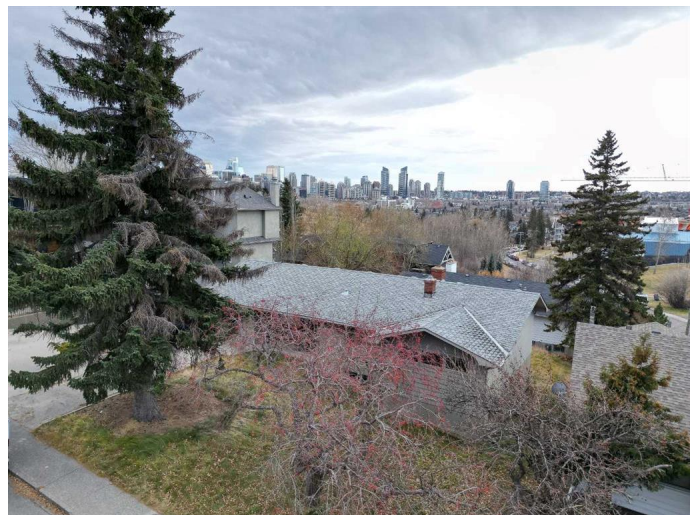
Hounsfield Heights/Briar Hill, Calgary, Alberta

**** Open House Saturday, November 22nd from 11:30am - 1pm! **** A world of possibility awaits in this remarkable walk-out bungalow, perfectly positioned to capture sweeping downtown views. Sitting on an impressive 75' wide lot on one of Briar Hill's most prestigious streets, this property stands as one of the last great opportunities to renovate, rebuild, or create something extraordinary in a neighbourhood surrounded by luxury homes.

Step inside and you're greeted with an inviting mid-century charm flooded with natural light. The front dining room flows seamlessly into a good sized kitchen complete with original cabinetry and vintage backsplash. The showstopping views continue from the kitchen to the main-floor living room spanning the entire width of the home and opens onto a covered balcony, where you can bask in the south-facing sunshine and take in breathtaking city skyline views.

Three good-sized bedrooms—including one with its own 2-piece ensuite—along with a full bathroom complete the main level.

The walk-out lower level is brimming with potential. A generous family room sets the stage for movie nights or entertaining, highlighted by a cozy wood-burning fireplace with a stone surround and a classic wet bar. A fourth bedroom, full bathroom, and dedicated home office add flexibility for families, guests,



or creative pursuits. The oversized laundry room and workshop are perfect for anyone who loves to build, fix, or craft.

Outside, the south-facing backyard is an inviting retreat with a covered patio, and ample storage.

Opportunities like this rarely become available in Briar Hill. Whether you’re envisioning a stunning renovation or dreaming of your next signature build, this property delivers exceptional views, endless potential, and an address you’ll never want to give up.

Please see full renderings and plans located in supplements. DP has already been submitted to the City of Calgary.

Built in 1957

Essential Information

MLS® #	A2269461
Price	\$1,195,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1731 12 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2N 1J3

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, See Remarks, Wet Bar, Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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