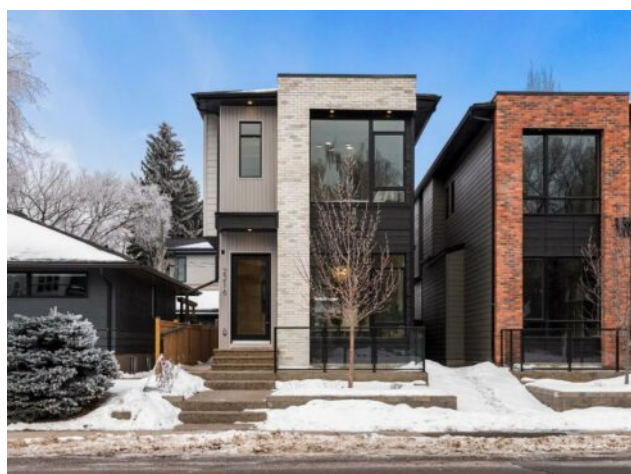


2216 12 Avenue NW
Calgary, Alberta

MLS # A2277457



\$1,650,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, No Animal Home, No Smoking Home, See Remarks		

Inclusions: na

Open House Sat Jan 10, 2-4. Welcome to The Vega — a beautifully crafted home by Cedar Rock Homes, set on one of Briar Hill's most desirable streets. This four-bedroom, 3.5-bath residence offers over 3,200 sq ft of developed living space on an oversized 130-foot-deep lot. Architectural elegance meets thoughtful functionality and elevated finishes to create a space that feels both sophisticated and comfortable. Step inside to soaring 10-foot ceilings, wide-plank white oak floors, and natural light that fills every corner. The open-concept main floor flows seamlessly from the chef's kitchen — complete with custom millwork and a full Miele appliance package — to the inviting living area anchored by a sleek gas fireplace and full dining space perfect for family gatherings and entertaining. With 10-foot ceilings on the upper floor and vaulted bedrooms, the primary suite feels like a private retreat, featuring heated floors, a curbless steam shower, freestanding tub, and dual walk-in closets. Two additional bedrooms — each with walk-in closets — share a spacious five-piece bath, while a pocket office provides a quiet spot to work or study. The lower level offers room to live and play, with a large family area, wet bar, home gym, fourth bedroom, full bathroom, and roughed in in-floor heating — ideal for guests or extended family. Outside, enjoy quiet evenings in your private yard or coffee on the front courtyard patio. With a double detached fully insulated, drywalled and painted garage, smart-home wiring, and high-efficiency mechanicals, every detail has been designed for lasting comfort and performance. Nestled in Briar Hill, one of Calgary's premier inner-city communities, you're just minutes from Kensington, Foothills Hospital, SAIT, the University of Calgary, and some of the city's best parks and schools.

The Vega — modern living, perfectly grounded in a classic Calgary neighbourhood. Book your private showing today!