

# \$949,900 - 222 12 Avenue Ne, Calgary

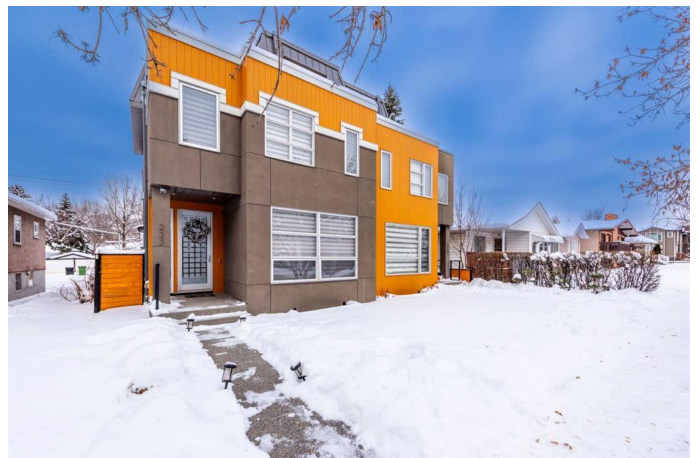
MLS® #A2212164

**\$949,900**

5 Bedroom, 5.00 Bathroom, 2,357 sqft  
Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Introducing a spectacular, custom-designed, three-story masterpiece that perfectly blends contemporary elegance with transitional charm, all while offering breathtaking city views. From the moment you step inside, youâ€™™ll be captivated by the attention to detail and the seamless flow of this luxurious home. The open-concept main floor sets the stage for both grand entertaining and everyday living, with wide-plank, white-oak flooring that exudes sophistication and LED-lit floating built-in shelving adding a modern touch. The heart of the home is the gourmet kitchen, a chefâ€™™s dream featuring sleek quartz countertops, premium stainless steel appliances, dual wall ovens, and a full-height Carrara-inspired marble backsplash. Stunning lighting fixtures illuminate the dining and living areas, which are centered around a striking chipped marble block fireplace that extends to the nine-foot ceilings, creating an inviting and warm ambiance. Ascend the custom-designed staircase, a work of art in itself with glass panels and a metal mesh design, to discover the second level. Here, youâ€™™ll find three generously sized bedrooms, each thoughtfully designed for comfort and style. The primary suite is a true sanctuary, boasting a spa-inspired 5-piece ensuite with marble-style tile, floating vanities, and a luxurious dressing room to elevate your everyday routine. The third floor is a versatile space that adapts to your lifestyle, whether you need a private office, a cozy retreat, or an entertainment



area. Sliding glass doors open to a spacious south-facing patio, offering panoramic views of the city skyline – a perfect backdrop for morning coffee or evening cocktails. Designed for both beauty and function, this home features a low-maintenance backyard and an oversized double garage with tandem double doors, complemented by a four-car parking pad. The outdoor spaces are ideal for hosting gatherings or enjoying quiet moments under the open sky. This exceptional home represents the pinnacle of designer living, where every detail has been carefully curated to offer a sophisticated yet inviting atmosphere. With its unparalleled craftsmanship, premium finishes, and iconic city views, this residence is more than just a home – it’s a lifestyle.

Built in 2015

**Essential Information**

MLS® #	A2212164
Price	\$949,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,357
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	222 12 Avenue Ne
Subdivision	Crescent Heights
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 2R5

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	24
Zoning	R-C2

### Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.