

\$2,799,000 - 2919 12 Avenue Nw, Calgary

MLS® #A2181048

\$2,799,000

5 Bedroom, 5.00 Bathroom, 3,593 sqft

Residential on 0.14 Acres

St Andrews Heights, Calgary, Alberta

Nestled on a tranquil street in the boutique community of St. Andrews Heights, 'The Garland' seamlessly blends French contemporary design with modern sophistication. Imagined and constructed by second-generation family builder Cedar Rock Homes with design inspiration from Alykhan Velji, this timeless masterpiece is perfect for those seeking an elevated lifestyle in a vibrant inner-city neighborhood.

Set on an oversized, sun-soaked, south-facing lot and boasting 5,388 square feet of meticulously designed living space, The Garland features a thoughtful layout with a triple-attached garage, large triple-pane windows, double sliding patio doors, and a fully landscaped yard. Its exterior combines brick, stucco, and Smartboard, offering an elegant yet low-maintenance aesthetic. Inside, the home showcases wide-plank oak hardwood flooring and custom millwork throughout. The main floor effortlessly transitions from a welcoming foyer to an elegant dining area and a great room anchored by a cozy gas fireplace. The chef-inspired kitchen, adorned with site-built white oak cabinetry and premium mitred quartz countertops, is equipped with high-end Wolf and Sub-Zero appliances, an oversized island, a butler's pantry, and a walk-in pantry—perfect for everyday living and entertaining. A private home office with extensive built-ins adds practicality and charm. Upstairs, the primary suite is a haven of luxury,



featuring vaulted ceilings, a white oak feature wall, a custom walk-in closet, and an opulent en-suite designed for ultimate relaxation. The second bedroom offers its own walk-in closet and en-suite bath, while the third and fourth bedrooms share a 5-piece bath with dual vanities. A spacious laundry room with a sink, cabinetry, and folding area completes the upper floor.

The fully developed basement offers an additional (5th) bedroom, 3-piece bath, recreation room with wet-bar & built-ins, a dedicated media room, and inspiring home gym enclosed by 10-mil glass and a mirrored wall.

The triple-attached garage opens into an ultra-functional mudroom complete with lockers and a seasonal closet. An additional parking space at the back adds extra convenience for guests or larger families. Conveniently located steps from the Foothills Medical Centre, Alberta Children’s Hospital, the University of Calgary, and downtown, with quick access to the mountains, The Garland offers both serenity and connectivity. Embrace the community vibe of St. Andrews Heights, featuring parks, playgrounds, walking paths, and Montessori school—making this not just a home, but a solid investment.

Built in 2024

Essential Information

MLS® #	A2181048
Price	\$2,799,000
Sold Price	\$2,620,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,593

Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2919 12 Avenue Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4Z1

Amenities

Parking Spaces	4
Parking	Driveway, Insulated, Alley Access, Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Bar Fridge, Built-In Gas Range, Freezer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	November 26th, 2024
Date Sold	December 9th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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