

# \$1,450,000 - 2304 Juniper Road Nw, Calgary

MLS® #A2231246

**\$1,450,000**

1 Bedroom, 1.00 Bathroom, 1,487 sqft

Residential on 0.23 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

**\*\*ATTENTION ALL**

**BUILDERS/DEVELOPERS/INVESTORS\*\***

**RARE LUXURY LOT** (75 feet x 131 feet Approx.) Recently re-zoned with Land Use Designation of R-C2, providing excellent redevelopment potential with many options for a builder/developer. Ideally located on a beautiful view lot on the sought after slopes of Juniper Road NW, with stunning views of the river valley and views of Downtown, in the highly desirable community of BRIAR HILL. Close proximity to the top-rated schools, parks/green spaces, off-leash park, the Foothills Hospital, U of C, SAIT Polytechnic, Alberta University of the Arts, Kensington Shops/Restaurants, and a short commute to Downtown. High Walkability Score. The property is being sold as **LAND ONLY**. Shed on site.

Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231246    |
| Price          | \$1,450,000 |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,487       |
| Acres          | 0.23        |
| Year Built     | 1958        |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2304 Juniper Road Nw          |
| Subdivision | Hounsfield Heights/Briar Hill |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 3V2                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | None                     |
| Heating           | Central, Natural Gas     |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                     |
| Lot Description   | Back Yard, Private, Rectangular Lot, Street Lighting, Treed, Views, City Lot, Sloped Down |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 51              |
| Zoning         | R-C2            |

### Listing Details

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