

# \$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, City Lot, Rectangular Lot, Views, Private, Sloped Down, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 15th, 2025
Days on Market	27
Zoning	R-C2

### Listing Details

Listing Office

First Place Realty

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