

# \$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, and there will be NO ACCESS granted to the existing house or garage. 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, Private, Rectangular Lot, Sloped Down, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 15th, 2025
Days on Market	6
Zoning	R-C2

### Listing Details

Listing Office

First Place Realty

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