

# \$1,349,000 - 2304 Juniper Road Nw, Calgary

MLS® #A2262165

**\$1,349,000**

1 Bedroom, 1.00 Bathroom, 1,487 sqft

Residential on 0.23 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

BRIAR HILL \*\*ATTENTION ALL BUILDERS/DEVELOPERS\*\* RARE LUXURY LOT (75 feet x 131 feet Approx.) providing excellent redevelopment potential with many options for a builder/developer. Ideally located on a beautiful sunny VIEW LOT on the sought after slopes of Juniper Road NW, with stunning views of the river valley and views of Downtown, neighboring multi-million-dollar homes, in the highly desirable community of BRIAR HILL / HOUNDSFIELD HEIGHTS. 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 just minutes to Downtown. High Walkability Score. The property is being sold as LAND ONLY. Shed on site.

Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262165    |
| Price          | \$1,349,000 |
| 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 | T2N3V2                        |

### Amenities

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

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | None                     |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | None                                                  |
| Lot Description   | Rectangular Lot, Treed, Views, See Remarks, Sloped Up |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | RCG               |

### Listing Details

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