

# \$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 | 6                 |
| Zoning         | RCG               |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.