

\$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 | 1 |
| Zoning | RCG |

Listing Details

Listing Office

First Place Realty

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