\$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 7

Zoning RCG

Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.