

\$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	25
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.