

# \$1,450,000 - 2304 Juniper Road Nw, Calgary

MLS® #A2205267

**\$1,450,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.23 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

**\*\*ATTENTION ALL**

**BUILDERS/DEVELOPERS/INVESTORS\*\***

RARE LUXURY LOT (75 feet x 131 feet Approx.) Recently re-zoned with Land Use Designation of R-C2, providing excellent redevelopment potential with many options for a builder /developer.

Ideally located on a beautiful view lot on the sought-after slopes of Juniper Road NW, with stunning views of the river valley and partial views of Downtown, in the highly desirable community of BRIAR HILL. Close proximity to the top-rated schools, parks/green spaces, off-leash park, the Foothills Hospital, U of C, SAIT Polytechnic, Alberta University of Arts, Kensington Shops/Restaurants, and a short commute to downtown. High Walkability Score.

This property is being sold as LAND ONLY, and there will be NO ACCESS granted to the existing house or garage. Shed on site



## Essential Information

MLS® #	A2205267
Price	\$1,450,000
Bathrooms	0.00
Acres	0.23
Type	Land
Sub-Type	Residential Land

Status                      Active

**Community Information**

Address                      2304 Juniper Road Nw  
Subdivision                Hounsfield Heights/Briar Hill  
City                            Calgary  
County                        Calgary  
Province                     Alberta  
Postal Code                t2n3v2

**Additional Information**

Date Listed                March 24th, 2025  
Days on Market        95  
Zoning                        R-C2

**Listing Details**

Listing Office              First Place Realty

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