

**2304 JUNIPER Road NW  
Calgary, Alberta**

**MLS # A2276965**

**\$1,299,900**

**Division:** Hounsfield Heights/Briar Hill

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,450 sq.ft. **Age:** 1958 (68 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Double Garage Attached

**Lot Size:** 0.23 Acre

**Lot Feat:** Rectangular Lot, See Remarks, Sloped Up, Treed, Views



**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** RCG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

BRIAR HILL \*\*ATTENTION ALL BUILDERS/DEVELOPERS\*\* RARE LUXURY LOT (75 feet x 131 feet Approx.), almost 1/4 acre, 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. The current zoning allows subdivision into two 37.5'x130' lots and development of two single-family homes. Each building can have a footprint up to 2,218 sf., and up to 3 storey above the garage. The maximum area per residential floor is 1,600 sf. As an example, a hypothetical 3,700 sf. building could have a 1,600 sf. main floor, 1,300 sf. second floor with 4 bedrooms, 800 sf. top floor family room and a south-facing view terrace or balcony on each level.