



GRASSROOTS
REALTY GROUP

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2304 Juniper Road NW
Calgary, Alberta

MLS # A2231246



\$1,450,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,487 sq.ft.	Age:	1958 (67 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, City Lot, Private, Rectangular Lot, Sloped Down, Street Lighting, T		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

****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 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 the Arts, Kensington Shops/Restaurants, and a short commute to Downtown. High Walkability Score. The property is being sold as LAND ONLY, and there will be NO ACCESS granted to the existing house or garage. Shed on site.