



**GRASSROOTS**  
REALTY GROUP

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**2304 JUNIPER Road NW**  
**Calgary, Alberta**

**MLS # A2262165**



**\$1,349,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,487 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks, Sloped Up, Treed, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

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.