



**GRASSROOTS**  
REALTY GROUP

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**2304 Juniper Road NW  
Calgary, Alberta**

**MLS # A2205267**



**OPTION 1: SUBDIVISION INTO 3 LOTS**  
Artist's Concept

**\$1,499,900**

**Division:** Hounsfield Heights/Briar Hill

**Lot Size:** 0.23 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-C2

**Water:** -

**Sewer:** -

**Utilities:** -

**\*\*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