



THE
A-TEAM

**RE/MAX
FIRST**

2411 JUNIPER Road, Calgary T2N 3V3

MLS® #: **A2108840**

Area: **West Hillhurst**

Listing Date: **03/22/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **6,512 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,074**
Low Sqft:
Ttl Sqft: **1,074**

DOM

58

Layout

Beds: **4 (1 3)**
Baths: **2.0 (2 0)**
Style: **5 Level Split**

Parking

Ttl Park: **5**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,City Lot,Front Yard,Lawn,Landscaped,Underground Sprinklers,Private,Rectangular Lot,Views

Garage Door Opener,Garage Faces Front,Single Garage Attached

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **High Efficiency,In Floor,Fireplace(s),Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Awning(s),Fire Pit,Lighting,Private Yard**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Induction Cooktop,Microwave,Refrigerator,Washer**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Smart Home,Soaking Tub,Steam Room,Storage,Wired for Data,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`2" x 12`2"	Dining Room	Main	12`2" x 8`6"
Living Room	Upper	20`2" x 14`10"	Foyer	Main	12`4" x 7`4"
Game Room	Lower	20`10" x 14`2"	Laundry	Lower	11`4" x 9`4"
Media Room	Lower	16`8" x 12`6"	Furnace/Utility Room	Basement	11`2" x 9`2"

Storage
Bedroom - Primary
Bedroom
3pc Ensuite bath

Basement
Upper
Lower
Upper

19`4" x 14`4"
12`2" x 11`10"
11`2" x 8`10"
12`0" x 6`4"

Balcony
Bedroom
Bedroom
4pc Bathroom

Upper
Lower
Lower
Lower

23`0" x 4`4"
11`2" x 11`0"
14`10" x 11`0"
7`8" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

4683GP

Remarks

Pub Rmks:

Welcome to this impeccably renovated Mid-Century Modern home nestled into the hillside of the desirable community of Briar Hill. The modern amenities and architectural character mixed with panoramic west valley views are sure to impress. The pristine landscaping, curb appeal and unique luxury will be your first impression as you enter through the oversized front door into the foyer of your dream home. Next, step into the stylish and upgraded kitchen complete with hardwood floors, stainless steel appliances, JennAir Cooktop, Brizo faucet, integrated dishwasher, gorgeous concrete countertops, a large island, open shelving and huge windows looking out to the private, lush back yard that is perfect for entertaining. The living room overlooks the kitchen and dining area and features a high efficiency Stuv European brand wood burning fireplace with stunning details. This room is wired for ethernet and is flooded with natural light thanks to the sizable sliding glass doors leading to the balcony that spans the length of the upper level and showcases custom steel handrails and sun shades. A bright, serene master suite outfitted with built in closets and bedside storage that are wired for electronics, a live edge vanity, heated floors and a steam shower is the perfect way to unwind after experiencing that inner city lifestyle. Downstairs you will find 3 bedrooms, a second bathroom with a soaker tub, wall mounted taps and a rain shower as well as a beautiful laundry room, a large flex space, tons of basement storage and natural wool hypoallergenic carpet. A walk-out offers easy access to the backyard deck and yard where you can enjoy your evening curled up with a glass of wine. This home also has many surprises such as a theatre/media room, smart home automation lighting, wired for electric car charging, a new roof in 2018 that is prepped for solar install, a sprinkler system, a street level bike locker, camera security system, and so much more! Just a 5-minute drive to trendy Kensington, the Downtown Core, Foothills Hospital and the University of Calgary. Land to the west of the property is owned by the City and has no future development plans, no neighbor on one side!! Walking distance to the LRT station, the Bow River and Hillhurst shops and restaurants. Don't miss out on this amazing property, book your exclusive showing today!

Inclusions:
Property Listed By:

N/A
Century 21 Elevate Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













