

## 2304 JUNIPER Road, Calgary t2n3v2

MLS®#: **A2166348** Area: **Hounsfield** Listing **10/29/24** List Price: **\$1,700,000** 

Heights/Briar Hill

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

**General Information** 

Prop Type: La

Sub Type: Residential Land

City/Town: Calgary
Year Built: 0

Lot Information

Lot Sz Ar: Lot Shape: Land

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algary <u>Finished Floor Area</u> Abv Sqft: **0** 

Low Sqft:

**9,816 sqft** Ttl Sqft:

<u>Parking</u>

<u>DOM</u> **53** 

Layout

Beds:

Baths:

Style:

Ttl Park: 0

0 0.0 (0 0)

Garage Sz:

Access: Lot Feat: Park Feat:

**Utilities and Features** 

Roof: Construction: Heating: Flooring: Sewer: Water Source: Ext Feat: Fnd/Bsmt:

Kitchen Appl: Int Feat: Utilities:

Pub Rmks:

Room Information

Room Level Dimensions Room Level Dimensions

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: 4683GP

Remarks

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\*\*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

Inclusions: none

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



**OPTION 1: SUBDIVISION INTO 3 LOTS** 





OPTION 2: SUBDIVISION INTO 2 LOT















