



THE
A-TEAM

**RE/MAX
FIRST**

2304 JUNIPER Road, Calgary t2n3v2

MLS® #: **A2166348**

Area: **Hounsfield Heights/Briar Hill**

Listing Date: **10/29/24**

List Price: **\$1,700,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar: **9,816 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

85
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**
Legal Desc: **4683GP**
Zoning: **R-C2**

Remarks

Pub Rmks: ****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**

Property Listed By:

First Place Realty

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



OPTION 1: SUBDIVISION INTO 3 LOTS
ARTIST'S CONCEPT



OPTION 2: SUBDIVISION INTO 2 LOTS
ARTIST'S CONCEPT



