

2407 JUNIPER Road, Calgary T2N 3V3

MLS®#: **A2187008** Area: **West Hillhurst** Listing **01/31/25** List Price: **\$1,299,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 05-Mar** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **6,587 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,352**
 Low Sqft:
 Ttl Sqft: **1,352**

DOM

38
Layout
 Beds: **4 (1 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,City Lot,Landscaped,Many Trees,Rectangular Lot**
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Garage Faces Front,On Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Covered Courtyard,Private Yard**

Construction: **Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer**
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`4" x 15`5"	Kitchen	Main	13`10" x 11`0"
Dining Room	Main	14`5" x 9`11"	Bedroom - Primary	Main	17`3" x 11`2"
5pc Ensuite bath	Main	17`3" x 8`11"	Foyer	Main	14`6" x 6`2"
2pc Bathroom	Main	5`4" x 4`7"	Game Room	Basement	18`6" x 15`4"
Bedroom	Basement	13`10" x 9`4"	Bedroom	Basement	12`11" x 10`4"
Bedroom	Basement	11`8" x 10`10"	Flex Space	Basement	9`6" x 5`7"
Office	Basement	12`5" x 9`11"	Mud Room	Basement	15`5" x 7`4"
Laundry	Basement	7`0" x 6`0"	5pc Bathroom	Basement	8`1" x 7`11"
Furnace/Utility Room	Basement	9`0" x 3`4"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4683GP

Remarks

Pub Rmks: **An exceptional opportunity to own this renovated hillside walkout bungalow in West Hillhurst on the border of Briar Hill. It offers 4 bedrooms, 2.5 bathrooms, and over 2,900 sq. ft. of developed sunny and open living space on the main floor and basement. This property sits on a large 6500 sq ft (60 ft x 110 ft) lot. The main floor boasts a bright, open concept with a luxurious living room featuring a striking feature wall and gas fireplace. The chef's kitchen is a true showstopper with high-end Wolf, Sub-Zero and Miele appliances, and elegant granite countertops paired with a slate backsplash. The spacious primary bedroom offers a serene retreat with a renovated ensuite that includes heated floors, a soaking tub, and a modern design. A large deck off the kitchen and a walkout basement to a second large, covered patio and an expansive private tiered backyard—perfect for outdoor entertaining or quiet relaxation. The fully finished basement expands the home's living space with three additional bedrooms, a spacious family room, laundry room and a flexible bonus room currently used as a gym but easily converted to a private home office. A 5-piece bathroom ensures comfort for family or guests. This home has been thoughtfully updated with new windows in the lower bedrooms (2017), and a 2021 exterior renovation including new stucco, paint, soffits, new window in the primary bedroom and a modern garage door. The attention to detail in both the interior and exterior renovations make this home truly exceptional. With a front driveway and attached garage (with amazing built-in storage cabinets) there is ample parking available. Conveniently located close all levels of schools, downtown Calgary, the LRT, Foothills and Children's Hospitals, the University of Calgary and SAIT, this home offers both luxury and practicality.**

Inclusions:
Property Listed By: **Trampoline, Cabinetry in Garage
Real Broker**

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











