

# \$1,299,900 - 2407 Juniper Road Nw, Calgary

MLS® #A2187008

**\$1,299,900**

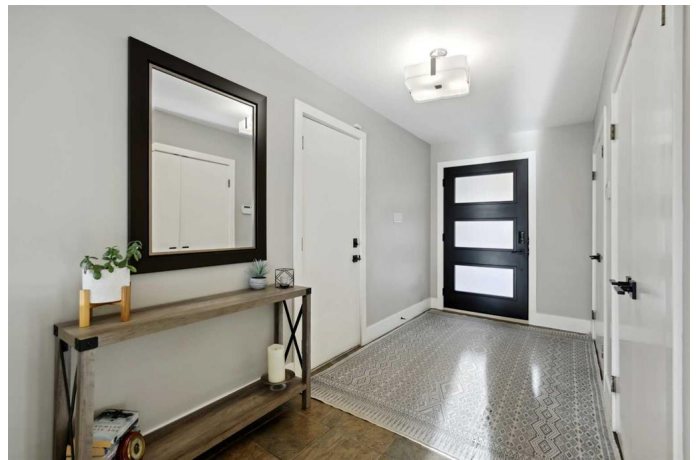
4 Bedroom, 3.00 Bathroom, 1,353 sqft

Residential on 0.15 Acres

West Hillhurst, Calgary, Alberta

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.

Built in 1958

### Essential Information

MLS® #	A2187008
Price	\$1,299,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,353
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2407 Juniper Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3V3

### Amenities

Parking Spaces	3
Parking	Single Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street

# of Garages 1

## Interior

Interior Features Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Bookcases, Built-in Features, Closet Organizers, Soaking Tub

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Convection Oven, Gas Cooktop, Oven

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Brick Facing, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Private Yard, Covered Courtyard, BBQ gas line

Lot Description Back Yard, Rectangular Lot, City Lot, Landscaped, Many Trees

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## Additional Information

Date Listed January 31st, 2025

Days on Market 61

Zoning R-CG

## Listing Details

Listing Office Real Broker

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