

\$1,260,000 - 2315 Juniper Road Nw, Calgary

MLS® #A2177173

\$1,260,000

4 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 0.15 Acres

West Hillhurst, Calgary, Alberta

Welcome to 2315 Juniper Road NW, a rare find located in West Hillhurst, one of Calgary's most sought-after neighborhoods. This tastefully updated walk-out bungalow offers 4 bedrooms, 2.5 bathrooms and nearly 2,800 sq. ft. of perfectly blended comfort and style. The exterior was transformed in 2022 with new shingles, stucco siding, decks, and a stylish garage door, enhancing the home's curb appeal. The low-maintenance yard bursts with vibrant plant life in the summer, creating a picturesque setting. As you step inside, you'll be struck by the pride of ownership evident throughout the home. The original hardwood floors have been meticulously maintained as has the rest of this home. The spacious living room seamlessly flows into the dining area and kitchen, where large windows frame breathtaking views of downtown Calgary. Take note of the functional built-in cherry wood China cabinet in the dining room, a gorgeous piece of the original home that offers ample storage. The main floor features two bedrooms plus a primary suite with convenient half bath. The main bathroom was fully renovated in 2020, boasting a double vanity, luxurious steam shower, and an oversized soaker tub, perfect for relaxation.

Downstairs, the expansive entertainment area awaits, along with another large bedroom, a renovated bathroom, and laundry room. The updates continue into the utility room and include a newer furnace, tankless water



heater, humidifier, water softener, and electrical panel all updated in 2020. The walk-out basement leads to a private, covered deck, and provides easy access to your expansive 6,588 sq. ft. lot. The south-facing backyard is a personal oasis with four distinct areas to enjoy the stunning views, host alfresco meals, relax in cozy corners, or feel immersed in nature.

West Hillhurst offers residents lush green spaces, including West Hillhurst Park and the scenic Bow River Pathway. With vibrant shopping and dining options nearby in Kensington and North Hill Shopping Center, plus easy access to major roadways, this community fosters a luxurious lifestyle in a welcoming atmosphere. Experience the best of Calgary living in this exceptional home and location!

Built in 1956

Essential Information

MLS® #	A2177173
Price	\$1,260,000
Sold Price	\$1,280,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,467
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2315 Juniper Road Nw
---------	----------------------

Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3V3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Front Drive, On Street

Interior

Interior Features	Bookcases, Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Garburator, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard, BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Private, Views, Many Trees, Sloped, Sloped Down, Treed, Wooded
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2024
Date Sold	November 19th, 2024
Days on Market	15
Zoning	RCG
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.