

\$849,900 - 240 Woodbriar Place Sw, Calgary

MLS® #A2256623

\$849,900

5 Bedroom, 4.00 Bathroom, 2,291 sqft

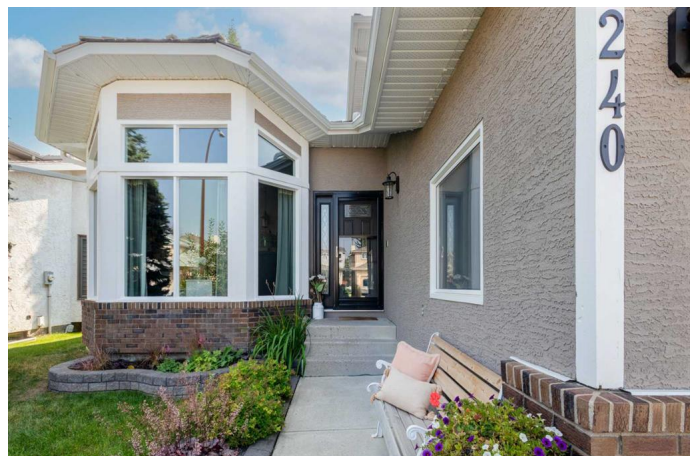
Residential on 0.13 Acres

Woodbine, Calgary, Alberta

This beautiful meticulously maintained 2-storey home is tucked away on a quiet cul-de-sac in prestigious Woodbriar Estates, Woodbine. Offering over 3,600 sq. ft. of developed living space, 5 bedrooms, 4 full bathrooms, and more than \$100,000 in recent updates, this home combines timeless elegance with modern comfort.

Major updates include: Triple-Pane Windows (2020), Exterior Doors (2022) Stucco, Soffits & Downspouts (2022), Oversized Deck & Driveway Path (2022), All Plumbing Updated with PEX (2021), Two Hot Water Tanks (2021), Spray-Foam Attic Insulation (2018), Central Vac (2023), Basement Carpet (2022) plus newer appliances â€” Stove (2021), Dishwasher (2023), Garburator (2024), and Washer/Dryer (2022â€“24). Two furnaces (2010) serviced regularly, ensure efficient comfort year-round.

The main floor shines with gleaming hardwood floors, soaring vaulted ceilings, and abundant natural light. A stylish kitchen with pot lighting flows seamlessly to the sunny backyard for effortless indoor-outdoor living. The inviting family room is anchored by a cozy wood-burning fireplace, while a versatile 4th bedroom or office, convenient laundry room, and full bathroom with an oversized glass-enclosed shower complete this main level.



Upstairs, hardwood flooring continues through three spacious bedrooms. The luxurious primary retreat features dual sinks, Jacuzzi tub, and oversized glass shower, while a 4-piece bath serves the secondary bedrooms.

The fully developed lower level adds even more living space with a large recreation room, 5th bedroom, 4th full bath, and ample storage â€” perfect for teens, extended family, or guests.

Step outside to your south-facing backyard oasis with professional landscaping, mature trees, and an oversized deck with BBQ gas line â€” ideal for entertaining or relaxing.

Unbeatable location! Walk to Woodbine Elementary (Kâ€“6), St. Jude Separate (Kâ€“6), playgrounds, and scenic paths. Quick access to Calgary Transit (#56), Woodbine Square (Safeway, Shoppers, Tim Hortons), Shops at Buffalo Run (Costco & upcoming Superstore), and just minutes to Fish Creek Parkâ€™s endless trails and natural beauty. With a fresh price, extensive upgrades, and an incredible location, this extraordinary Woodbriar Estates home is ready to impress. Donâ€™t miss your chance

Built in 1988

Essential Information

MLS® #	A2256623
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,291
Acres	0.13
Year Built	1988
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Woodbriar Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6B1

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.