

\$875,000 - 240 Woodbriar Place Sw, Calgary

MLS® #A2256623

\$875,000

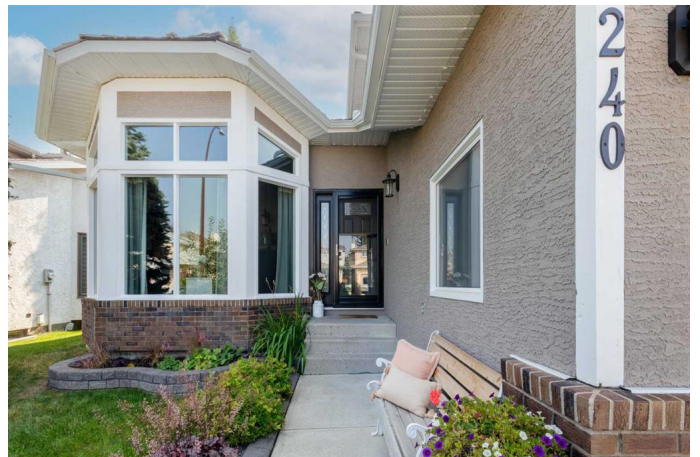
5 Bedroom, 4.00 Bathroom, 2,291 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

This beautifully upgraded and meticulously maintained 2-storey home is tucked away on a quiet cul-de-sac in prestigious Woodbriar Estates in Woodbine. With over \$100,000 invested in updates in the past 10 years, featuring 5 bedrooms, 4 full bathrooms, and more than 3,600 sq. ft. of developed living space designed for comfort, and style. Major upgrades include all Triple-Pane Windows on Main and Upper Levels, Exterior Doors, Stucco, Soffits, Downspouts, Fencing, Driveway Pathway, and an Oversized Deck (2022), All Plumbing Updated w/PEX and 2 Hot Water Tanks (2021), Basement Carpet (2022), Washer (2024), Dryer (2022), Spray-Foam Attic Insulation (2018), Two Furnaces (approx. 2013), and Central Vac (2023). The kitchen also offers newer stainless steel appliances, including a Stove (2021) and Dishwasher (2023) Garburator (2024).

The main floor impresses with gleaming hardwood floors, soaring vaulted ceilings, and abundant natural light. A stylish kitchen with pot lighting and seamless flow to the sunny backyard creates effortless indoor-outdoor living. The family room, anchored by a wood-burning fireplace, adds cozy charm, while a versatile fourth bedroom or office, full bath, and main floor laundry complete the main level. Upstairs, hardwood flooring continues through three spacious bedrooms, including a luxurious primary retreat with dual sinks, Jacuzzi tub, and oversized glass



shower. A 4-piece bath serves the secondary bedrooms with style.

The fully developed lower level offers even more ideal space with a large recreation room, fifth bedroom, fourth full bath, and ample storage – ideal for teens, extended family, or guests. Outside, the south-facing backyard is a private retreat with professional landscaping, mature trees, and an oversized deck with convenient BBQ gas line, perfect for entertaining or relaxing.

This coveted location is walking distance to playgrounds, walking paths and Woodbine Elementary (K-6) and St. Jude Separate (K-6), with quick access to Calgary Transit (#56). Nearby conveniences include Woodbine Square with Safeway, Shoppers, Dollarama, and Tim Hortons, while the Shops at Buffalo Run feature a new Costco and the upcoming Superstore. Best of all, Fish Creek Park’s endless trails and natural beauty are just minutes away. With extensive updates, timeless design, and an unbeatable location, this extraordinary Woodbriar Estates home truly has it all!

Built in 1988

Essential Information

MLS® #	A2256623
Price	\$875,000
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, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)
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, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
-------------	----------------------

Days on Market	4
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.