

\$1,025,000 - 325 Woodbriar Place Sw, Calgary

MLS® #A2216356

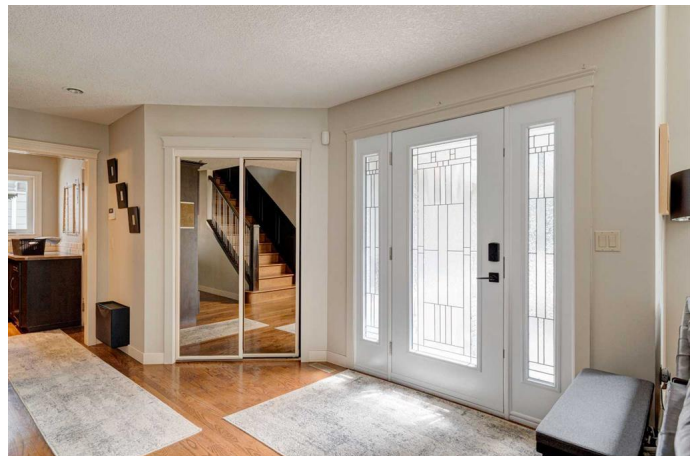
\$1,025,000

5 Bedroom, 4.00 Bathroom, 2,811 sqft

Residential on 0.19 Acres

Woodbine, Calgary, Alberta

Beautifully renovated 5-bedroom 3.5 bath family home in desirable Woodbriar Estates, situated on a large pie-shaped lot with a sunny west-facing yard and direct access to greenspace and pathways. With nearly 4,300 sq ft of developed space, this home offers thoughtful updates and a layout designed for everyday comfort and family living. Tucked away in a quiet cul-de-sac, you'll enjoy peaceful surroundings and stunning mountain views from your private second-floor balcony—perfect for evening sunsets. Inside, the spacious front foyer opens to a bright sitting room with vaulted ceilings and natural light. A formal dining room provides an inviting space for entertaining, while the back of the home opens into a casual living area with a well-equipped kitchen, dining nook, and cozy living room featuring a wood-burning fireplace and built-in shelving. The kitchen offers ample storage, stone countertops, a large island, updated appliances, and a coffee bar with room for a beverage fridge. A main floor flex room can serve as an office or extra bedroom, with a powder room and laundry room completing the main level. Upstairs, a loft with built-in cabinetry and desk makes an ideal study or reading nook. The spacious primary suite features a modern 5-piece ensuite, freestanding tub, and access to a private balcony. Three additional bedrooms and a 4-piece bath complete the upper level. The fully developed basement includes a large open area, built-in Murphy bed, renovated



3-piece bath, cold room, and excellent storage. The west-facing backyard is private, with direct access to the community pathway system for year-round outdoor enjoyment. Recent updates include new windows (2022), freshly painted exterior (2024), washer/dryer (2023), and fresh interior paint. This home blends comfort, style, and practicality in a family-friendly location close to parks, schools, local amenities, and the ring road. A fantastic opportunity to make it yours.

Built in 1988

Essential Information

MLS® #	A2216356
Price	\$1,025,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,811
Acres	0.19
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	325 Woodbriar Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6A9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Washer, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Cul-De-Sac, Landscaped, Pie Shaped Lot, Views

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 5th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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.