\$985,000 - 206 Woodbriar Circle Sw, Calgary

MLS® #A2241850

\$985,000

4 Bedroom, 4.00 Bathroom, 2,130 sqft Residential on 0.14 Acres

Woodbine, Calgary, Alberta

Welcome to this fully renovated tranquil haven on a spacious corner lot in the highly sought after community of Woodbriar Estates. Upon entering you will be greeted with vaulted ceilings, tons of natural light. Gorgeous hardwood floors run throughout the main and upper creating a clean and calm aesthetic. The sun lit kitchen is inviting with its soft green custom cabinetry, quartz countertops, custom Italian tile work and thoughtful touches throughout. High end Bertazzoni appliances make meal prep a chef's dream. Start your day with a coffee in the eat in kitchen or share a meal with family and friends in the adjacent dining space. Relax in the family room with the beautiful and cozy woodburning fireplace perfect for the cold nights. Upstairs the Primary bedroom provides a sunny retreat with its large windows, tranquil ensuite and large walk-in closet. Down the hall you will find another full bath and two more sun lit and spacious bedrooms complete with walk in closets. The cozy upstairs nook is a perfect spot to relax and read a book. An additional bedroom and full bath on the main floor accommodates company or a home office. Convenient main floor laundry is beautiful and functional, tucked away but easy to access. Downstairs you will find fresh new luxury carpeting, convenient half bath and 2 open entertaining spaces perfect for movie nights, play areas, home gym or whatever you dream of. With over 2780 sq ft of finished space and an additional 602 of storage perfect for holiday







decorations, bikes, outdoor equipment or anything else this home has it all. Walking distance to fish creek park, great schools, playgrounds and shopping. The surrounding neighbors are so welcoming and wonderful. With views of the mountains, fish creek park at your door step and easy access out of the city the location is a 10/10. Updates include new plumbing, new electrical, new high efficiency windows, roofing, hot water heater, brand new cabinetry and countertops throughout, new tile, hardwood, interior & exterior paint, doors & trim, newly fenced yard and so much more. Book your showing today to experience the beauty of this home.

Built in 1988

Essential Information

MLS® # A2241850 Price \$985,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,130
Acres 0.14
Year Built 1988

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 206 Woodbriar Circle Sw

Subdivision Woodbine
City Calgary
County Calgary
Province Alberta
Postal Code T2Y5W9

Amenities

Parking Spaces

Parking Double Garage Attached, Driveway

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer

Stacked, Gas Range

Heating Forced Air, Natural Gas

4

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Family Room, Wood Burning, Tile

Has Basement Yes

Basement Finished, Partial

Exterior

Exterior Features Private Yard Lot Description Corner Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company

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