

# \$799,900 - 206 Woodbriar Circle Sw, Calgary

MLS® #A2196247

**\$799,900**

4 Bedroom, 3.00 Bathroom, 2,156 sqft  
Residential on 0.14 Acres

Woodbine, Calgary, Alberta

This stunning home in sought-after Woodbriar Estates offers 2,156 sq. ft. of beautifully developed living space, with an additional 1,190 sq. ft. of undeveloped basement space, ready for your vision. Featuring 4 spacious bedrooms (3 upstairs and 1 on the main floor), and 3 full bathrooms, this home provides the perfect blend of comfort and convenience. Enjoy the cozy ambiance of a wood-burning fireplace, and appreciate the practical touches such as a main floor laundry room and double attached garage. Situated on a large corner lot with desirable west, south, and east exposures, the home offers mountain views from the upper level. Outside, a newer wooden deck and a partially fenced backyard create a relaxing outdoor space, perfect for entertaining or unwinding in the sun. Inside, fresh interior paint (2025) and soaring vaulted ceilings add to the home's inviting atmosphere. Recent updates include a new furnace (2016), hot water tank (2024), and roof shingles (2023), ensuring peace of mind for years to come. Additional features like a central vacuum system and stucco exterior further enhance the appeal of this exceptional property. Near to all amenities! Don't miss out - call today!



Built in 1988

## Essential Information

MLS® #	A2196247
Price	\$799,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,156
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	T2Y 5W9

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Secured, Driveway, Enclosed, Insulated, Side By Side
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Private, Views, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 21st, 2025
Days on Market	21
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.