

# \$1,034,900 - 523 Woodbriar Place Sw, Calgary

MLS® #A2268894

**\$1,034,900**

4 Bedroom, 4.00 Bathroom, 2,828 sqft

Residential on 0.23 Acres

Woodbine, Calgary, Alberta

Welcome to this beautifully renovated estate home on a quiet cul-de-sac in Woodbine — one of Calgary's most established and family-friendly communities. Situated on a massive pie lot, this property offers over 4,000 sq. ft. of developed living space blending timeless craftsmanship with modern elegance.

The main level showcases newly re-stained hardwood floors, new carpet, detailed millwork, and a dramatic two-storey living room open to the loft above. The fully renovated chef's kitchen impresses with granite countertops (beveled edges), full granite backsplash, farm sink, gas range, built-in appliance tower, custom hood fan, open shelving, decorative glass cabinetry, under-cabinet lighting, and new stainless appliances. A formal dining room accommodates large gatherings, while the family room with wood-burning fireplace opens to a bright breakfast nook overlooking the yard. A main-floor den, renovated powder room, updated laundry/mudroom, and wet bar with built-in wine fridge complete this level.

Upstairs, the primary suite features a private balcony with mountain views, a fully renovated spa-inspired ensuite with stand-alone tub, glass-tiled rain shower, floating double vanity, in-floor heating, and a large walk-in closet. Three additional bedrooms, a stylish main bath, and a versatile loft/office complete the upper floor.



The lower level adds a spacious rec room and full bath, ideal for family living or entertaining. Outside, enjoy the full-width rear deck, landscaped yard, and direct access to the community pathway system.

Recent upgrades include Hardie board siding, new triple-pane windows, new garage door, new furnace and air conditioner, updated lighting and pot lights, and two newer hot water tanks – offering comfort, efficiency, and peace of mind.

Woodbine is loved for its mature trees, parks, top-rated schools, and proximity to Fish Creek Park, Costco, and the SW Ring Road – the perfect combination of space, lifestyle, and convenience. Book your private showing today!

Built in 1987

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268894    |
| Price          | \$1,034,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,828       |
| Acres          | 0.23        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 523 Woodbriar Place Sw |
| Subdivision | Woodbine               |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2W6A4  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Crown Molding |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                     |
| Heating           | Central, High Efficiency, Forced Air                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                                                         |
| Fireplaces        | Family Room, Gas, Wood Burning                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                       |
| Basement          | Full                                                                                                                                                                                                                                      |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Lot Description   | Back Yard               |
| Roof              | Shingle, Wood           |
| Construction      | Brick, Composite Siding |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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