

# \$999,900 - 363 Woodbriar Circle Sw, Calgary

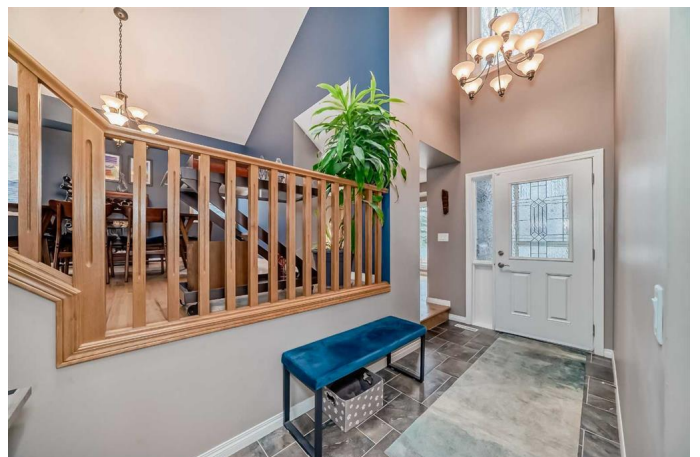
MLS® #A2206353

**\$999,900**

3 Bedroom, 3.00 Bathroom, 2,230 sqft  
Residential on 0.17 Acres

Woodbine, Calgary, Alberta

BACKING ONTO THE TRANQUIL WOODBRIAR PARK! PRIME LOCATION backing onto greenspace this wonderfully updated Woodbriar Estates home shows pride of ownership throughout! Gorgeous curb appeal. The exterior was professionally painted last year. Main floor highlights include solid hardwood floors, granite counter tops in the spacious kitchen with large pantry, a wood burning fireplace in the family room with built-in cabinets and a large dining area with dramatic vaulted ceilings and large skylight. Upgraded stainless steel appliances including door-in-door glass provides easy access to favorites beverages and snacks as well as convenient ice/water. Sleek over the range low profile microwave. Beautiful main floor laundry room with sink, lot of cabinets and top rated Electrolux front load washer and dryer (2024) with steam and pedestal storage drawers. Hunter Douglas silhouette sheer shades for gorgeous, diffused light, along with daytime privacy. Upstairs there are 3 spacious bedrooms including the primary bedroom featuring a walk-in closet and a renovated ensuite bath with concrete base tile glass enclosed shower and jetted tub as well as heated floors. All 3 bathrooms have been renovated. The lower level features a large rec room, exercise room with room to make a 4th bedroom and has plenty of storage. Enjoy the summers set back on the two-tiered deck facing the green space park, surrounded by trees in the fully fenced and beautifully



landscaped backyard. Gas line to BBQ and circuit breaker ready for hot tub. Many updates over the years include windows, tankless on demand hot water heater, two Lennox furnaces, garage doors, attic insulation, knockdown ceiling texture, etc. Walk to schools and Fish Creek Park. Close to the shops and services at The Shops at Buffalo Run, Costco and only minutes off the ring road.

Built in 1988

### Essential Information

MLS® #	A2206353
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,230
Acres	0.17
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	363 Woodbriar Circle Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6A4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Oversized

# of Garages 2

### **Interior**

Interior Features Built-in Features, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Fire Pit  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Treed, See Remarks  
Roof Asphalt Shingle  
Construction Brick, Wood Frame, Wood Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 13  
Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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