

# \$999,995 - 194 Woodbriar Circle Sw, Calgary

MLS® #A2222471

**\$999,995**

7 Bedroom, 5.00 Bathroom, 2,767 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

**\*\*Newly Renovated Property for Sale\*\* \*\*Total:  
7 Bedrooms & 5 Bathrooms\*\***

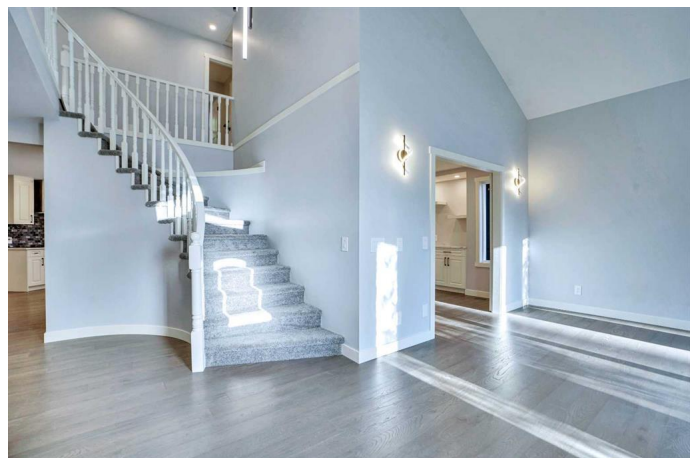
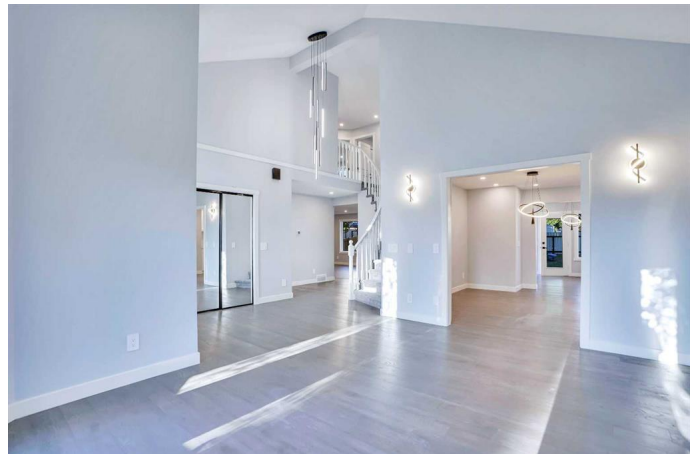
This is not your typical renovation! This home features high-end, luxurious finishes throughout. The spacious main floor boasts an open concept design and is filled with natural light from the oversized three-pane windows. Upon entering, you'll be greeted by a bright and expansive space. The brand-new kitchen includes a large central island, premium quartz countertops, and stainless steel appliances. The main floor also features one bedroom and a full bathroom.

On the second floor, you'll find four generously sized bedrooms, three full bathrooms, and a laundry area, which includes two master bedrooms. One of the master suites boasts a stunning five-piece en-suite bathroom and a walk-through closet.

The basement is divided into two sections: one side is dedicated to the owner's retreat, while the other side is an enormous legal basement that includes a large family room, a full bathroom, and two spacious bedrooms with ample windows. There's a dedicated laundry room in the basement as well.

This home is equipped with two high-efficiency furnaces and two hot water tanks, recently installed for maximum comfort also with Triple Pane Window, New luxury vinyl plank flooring runs throughout the house, along with a brand-new roof.

Designed to perfection, this property invites you to step outside into a vast backyard,



enhanced with outdoor pot lights. This  
breathtaking renovation is competitively priced.

Why wait? Book your showing today with your  
favorite realtor! The foundation has been  
upgraded from wood to concrete according to  
city regulations. Please see the attached file  
for full work photos and city approvals.

Built in 1987

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222471    |
| Price          | \$999,995   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,767       |
| Acres          | 0.13        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 194 Woodbriar Circle Sw |
| Subdivision | Woodbine                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 6A7                 |

**Amenities**

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

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance, See Remarks                                      |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Electric Stove, Microwave, See Remarks, Stove(s), Washer/Dryer |
| Heating           | Forced Air, See Remarks                                                                              |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Mixed                                                                                                |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full                                                                                                 |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Other                                              |
| Lot Description   | Back Yard, Rectangular Lot, See Remarks, Back Lane |
| Roof              | Asphalt Shingle                                    |
| Construction      | Wood Frame, See Remarks                            |
| Foundation        | Poured Concrete, Wood, See Remarks                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 153            |
| Zoning         | R-C2           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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