316 Woodbine Boulevard SW

Calgary | Active | MLS® A2358536

$625,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1980**	**1,108 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

***OPEN HOUSE CANCELED SATURDAY *** Some homes come with a long to-do list. This one comes with a hot tub, a beautiful yard, and the freedom to just move in and enjoy! Welcome to 316 Woodbine Boulevard SW, where thoughtful updates, spotless spaces, and a great location make everyday life a little easier.

From the moment you walk in, you can see the care that has gone into this home. Warm hardwood floors, tall windows that let in plenty of natural light, and a cozy fireplace make the living room a place you'll want to spend time. The updated kitchen features white cabinets, dark countertops, and stainless steel appliances, ready for everything from busy weekday mornings to slow Sunday breakfasts. Updated bathrooms, new windows, and Hunter Douglas window coverings add comfort and style throughout. Every space has been kept in excellent condition, so you can spend less time on projects and more time doing what you love.

And then there's the backyard! Beautifully landscaped with a large deck, a hot tub under a lit gazebo, and plenty of room to relax or entertain. Picture summer BBQs, quiet morning coffees, or a warm soak under the stars after a long day. The landscaped front yard adds to the appeal, while the oversized double garage offers room for vehicles, storage, or hobbies. It may even fit three smaller cars!

The location makes it even better. Set in Calgary's Woodbine community, this home puts schools, parks, and green spaces within walking distance. Take an evening stroll, head out for a bike ride, or explore the trails at nearby Fish Creek Provincial Park and Glenmore Park. With so much outdoor space close by, there's always a reason to get outside.

Need to get across the city? Stoney Trail makes it easy. Shopping and services at Taza are a quick trip away, and the BRT transit line gives you another way to get around Calgary.

Whether your perfect weekend means exploring the outdoors, catching up with friends, or doing absolutely nothing in your own backyard, this home gives you the space to enjoy it.

The updates are done, the hot tub is waiting, and the only thing missing is you. Come see 316 Woodbine Boulevard SW for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358536
Bedrooms	3
Bathrooms	3

Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,108 sq. ft.
Main Level Finished Area:	1,108 sq. ft.
Below Grade Finished Area:	968 sq. ft.
Acreage:	No
Lot Area:	4,434 sq. ft.
Lot Frontage:	50'1¼"
Front Exposure:	Northeast
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1

Plan:	8010279
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Gas Starter, Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Faces Rear, On Street, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Woodbine
Appliances:	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Pergola, Shed on side of House and Hottub
Restrictions:	Encroachment
Main Floor	Foyer · 5'7" × 5' ·

Main Floor	Kitchen · 15'4" × 9'11" ·
Main Floor	Pantry · 3' × 2' ·
Main Floor	Dining Room · 13'7" × 8' ·
Main Floor	Living Room · 18'11" × 13'4" ·
Main Floor	Bedroom - Primary · 14'5" × 9'11" ·
Main Floor	Bedroom · 14'4" × 12'6" ·
Basement	Game Room · 16'2" × 13'8" ·
Basement	Furnace/Utility Room · 9'9" × 6'4" ·
Basement	Laundry · 11'9" × 9'4" ·
Basement	Storage · 18'9" × 12'7" ·
Basement	Bedroom · 12'9" × 12' ·
Title to Land:	Fee Simple
Community Features:	Fishing, Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Central Vacuum, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Wet Bar
Exterior Features:	Garden, Storage
Patio And Porch Features:	Balcony(s), Pergola, See Remarks
Lot Features:	Back Lane, Back Yard, Garden, Gentle Sloping, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/316-woodbine-boulevard-sw-calgary-a2358536/

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