331 Woodbine Boulevard SW

Calgary | Active | MLS® A2352149

$724,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1982**	**1,399 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

Step into refined comfort with this exceptional 5 Level Split home, gracefully situated in the desirable community of Woodbine, SW Calgary. Hosted on a large lot this residence offers both privacy and picturesque charm. Inside, nearly 1400 square feet on the main two living levels opens on to a third level that walks out to grade and adds an additional 400 square feet., all of which has been fully renovated. This thoughtfully designed living space unfolds with enduring appeal, anchored by durable vinyl plank flooring that flows seamlessly throughout the home. Discover a spacious living area with cozy Den/Sitting space, kitchen and living space with vaulted ceiling. The kitchen is a culinary haven, boasting a hardwood counter island with extended breakfast bar-a perfect spot for casual meals and conversations. Upstairs, three generously sized bedrooms provide tranquil retreats, including a primary suite complete with a private ensuite and ample closet space. With two attached garage spaces and two additional parking spaces, convenience is paramount, and an inviting patio provides an ideal setting for outdoor enjoyment. With schools and shopping conveniently nearby, this home offers a harmonious blend of serenity and accessibility-a truly exceptional opportunity to experience elevated living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352149
Bedrooms	3
Bathrooms	3
Year Built	1982
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:	5 Level Split
Total Living Area:	1,399 sq. ft.
Main Level Finished Area:	713 sq. ft.

Upper Level Finished Area:	686 sq. ft.
Below Grade Finished Area:	420 sq. ft.
Acreage:	No
Lot Area:	5,080 sq. ft.
Lot Frontage:	40'3 1/8 "
Front Exposure:	South
Unit Exposure:	South
Levels:	5 Level Split
Total Rooms Above Grade:	6
Year built:	1982 (Age: 44)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	8010279
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Glass Doors, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Woodbine
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 20'4" × 14'3" ·
Main Floor	Kitchen · 19'5" × 14'8" ·
Main Floor	Den · 9'4" × 6'10" ·
2nd Floor	Bedroom · 9'8" × 9'5" ·
2nd Floor	Bedroom · 9'8" × 9'6" ·
3rd Floor	Bedroom - Primary · 14'2" × 13' ·
Lower Level	Dining Room · 19'4" × 12' ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, See Remarks
Exterior Features:	None

Patio And Porch Features:	Patio
Lot Features:	Irregular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C2
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/331-woodbine-boulevard-sw-calgary-a2352149/

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