

\$695,000 - 208 Woodbine Boulevard Sw, Calgary

MLS® #A2259501

\$695,000

5 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

Welcome to this beautifully updated 5-bedroom bungalow, offering over 2500sqft of living space, ideally located in the heart of Woodbine! From the moment you arrive, youâ€™™ll be charmed by the impressive curb appeal and the mature, tree-lined boulevard â€™ nature right at your doorstep & provides great privacy! AC & an upgraded HEPA filtration system have been added for your comfort! The main level features a bright, open-concept living and dining area with vaulted ceilings, hardwood floors and restored 1920s copper vent covers â€™ a unique and elegant touch. The central kitchen is complete with granite counters, maple cabinets and stainless steel appliances. The cozy family room is anchored by a wood-burning fireplace and French doors opening to your back deck and backyard â€™ perfect for entertaining or relaxing outdoors. The spacious primary suite includes a stunning 3pcs ensuite with a glass surround, multi head, spa-like shower. Two additional bedrooms and a stylish 4-piece bathroom complete the main floor. The fully developed basement offers two more large bedrooms with new egress windows, a massive rec room, a 3-piece bath, an updated laundry area and loads of storage space. Outside, enjoy a fully fenced backyard with a dedicated BBQ area, ideal for family gatherings or quiet evenings. The double detached garage is easily accessible and offers great convenience. Located just minutes from Costco & other shopping, local schools,



208 Woodbine Blvd SW, Calgary - MAIN



Disclaimer: To be used only for the marketing of the subject property, and only by parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic illustration of the estimated/approximate interior layout. Precise accuracy & scale not guaranteed. Not appropriate for any kind of architectural consideration.

September 17, 2025

Job #: 067751

Fish Creek Park and quick access to Stoney Trail and the mountains. This home combines comfort, style, and unbeatable location. Come check it out!

Built in 1981

Essential Information

MLS® #	A2259501
Price	\$695,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,335
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	208 Woodbine Boulevard Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4K5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, See Remarks

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.

