

\$725,000 - 656 Woodbine Boulevard Sw, Calgary

MLS® #A2261153

\$725,000

4 Bedroom, 4.00 Bathroom, 1,710 sqft

Residential on 0.15 Acres

Woodbine, Calgary, Alberta

Welcome to 656 Woodbine Boulevard SW, a beautifully renovated 1,711 sq ft two-storey home located in the highly sought-after, mature neighbourhood of Woodbine. This charming property combines modern upgrades with timeless appeal, offering comfort, convenience, and style for today's lifestyle. You'll love the floor plan that boasts a central stair case, large kitchen, formal dining, breakfast nook, family room with brick fireplace and living room. The large windows bring in an abundance of natural light. Upstairs you will find three good-sized bedrooms and the master suite boasts double French doors and an ensuite. The thoughtful layout provides generous living spaces, private retreats upstairs, and a finished lower level with addition bedroom and bathroom for added versatility. Recently renovated with a new kitchen, updated bathrooms, fresh paint, and new flooring throughout, it is completely move-in ready. Major updates include upper-level windows replaced in 2017 and roof shingles replaced in 2019, ensuring long-term value and peace of mind. The large back yard has extensive decking and gardens and still lots of rooms for the kids to play. Perfectly Location which just steps away from a school and only minutes from Costco, shopping, and easy access to Stoney Trail, this home blends suburban peace with everyday convenience. Woodbine is known for its tree-lined streets, parks, and welcoming community atmosphere, making it one of Calgary's most desirable



mature neighbourhoods.

Built in 1981

Essential Information

MLS® #	A2261153
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,710
Acres	0.15
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	656 Woodbine Boulevard Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4W4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.