

# \$599,999 - 614 Wolf Willow Boulevard Se, Calgary

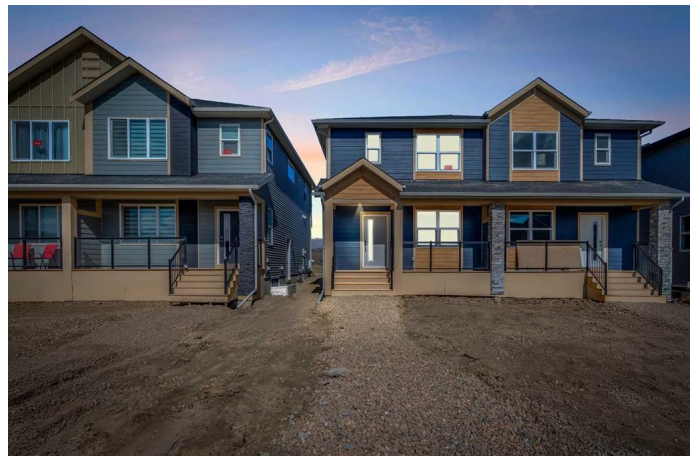
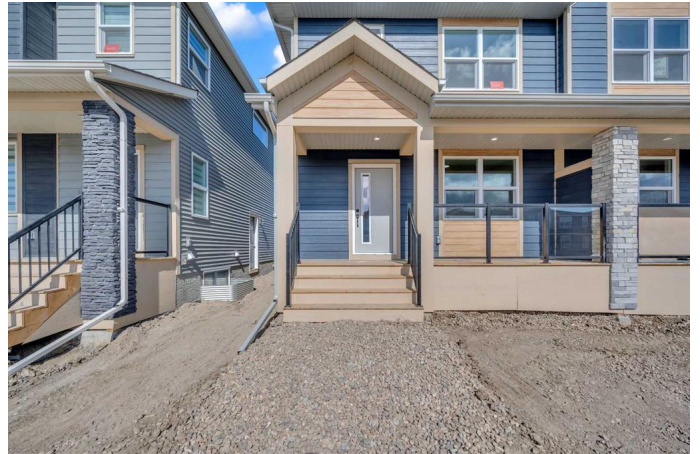
MLS® #A2223263

**\$599,999**

3 Bedroom, 3.00 Bathroom, 1,642 sqft  
Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Discover the perfect blend of comfort, function, and style in this brand new duplex nestled in the heart of Wolf Willow. From the moment you step onto the charming front porch, you'll feel right at home. Inside, an airy and open-concept main floor awaits—boasting sleek luxury vinyl plank flooring, a sunlit living room, and a spacious dining area ready for memorable gatherings. At the back of the home, the chef-inspired kitchen is sure to impress with quartz countertops, stainless steel appliances, and an oversized island that invites connection. A window over the sink frames views of your backyard—ideal for multitasking parents. The main floor also includes a 2-piece powder room and a well-designed mudroom with rear access. Upstairs, retreat to the primary suite featuring a walk-in closet and a private ensuite. Two more bedrooms, a stylish full bath, upstairs laundry, and a cozy bonus room make this layout family-friendly and functional. Need more space? The 9-ft basement with a separate entrance, rough-ins, and egress window is ready for your future vision—whether that's a home gym, or rec room. Wolf Willow is more than a community—it's a lifestyle. Enjoy stunning river valley views, walkable greenspaces, and easy access to Bow River pathways, Blue Devil Golf Course, local shops, and an off-leash dog park. With quick connections to Stoney Trail and nearby amenities, everything you need is within reach.



Contact your favorite REALTOR® today!

Built in 2025

### Essential Information

MLS® #	A2223263
Price	\$599,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,642
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	614 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5P7

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Chandelier, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	22
Zoning	R-GM

## Listing Details

Listing Office	eXp Realty
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