

# \$614,000 - 614 Wolf Willow Boulevard Se, Calgary

MLS® #A2213350

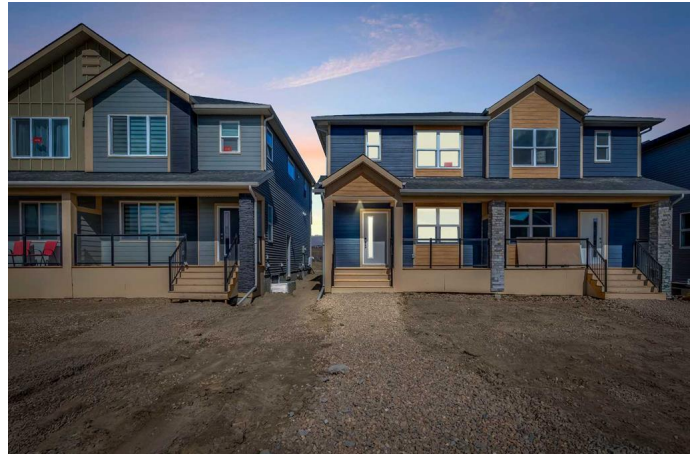
**\$614,000**

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, youâ€™ll feel right at home. Inside, an airy and open-concept main floor awaitsâ€”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 backyardâ€”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 visionâ€”whether thatâ€™s a home gym, or rec room. Wolf Willow is more than a communityâ€”itâ€™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® #	A2213350
Price	\$614,000
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	T2X5P7

**Amenities**

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Exterior Entry, Unfinished, See Remarks
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## Exterior

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

## Additional Information

Date Listed	April 21st, 2025
Days on Market	18
Zoning	R-GM

## Listing Details

Listing Office	eXp Realty
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