

# \$549,000 - 614 Wolf Willow Boulevard Se, Calgary

MLS® #A2250697

## \$549,000

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

Wolf Willow, Calgary, Alberta

Discover modern living in Wolf Willow! This brand-new duplex blends comfort, function, and style with an open-concept main floor, chef-inspired kitchen, and a bright, airy layout. Upstairs features 3 bedrooms, bonus room, and laundry. The 9-ft basement with separate entrance is ready for your future vision. Enjoy river pathways, parks, and quick access to Stoney Trail – where convenience meets lifestyle.

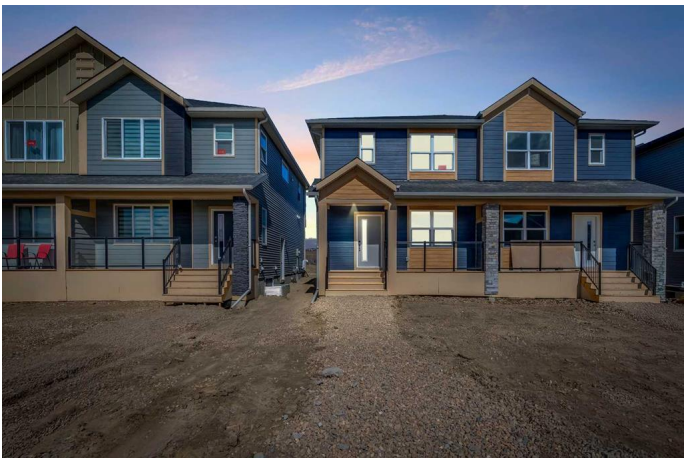
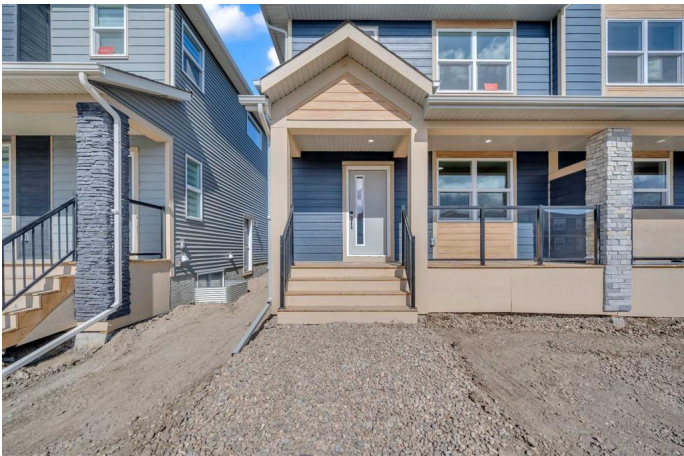
Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250697               |
| Price          | \$549,000              |
| 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 | T2X 5P7     |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Pantry, Chandelier                                                          |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Exterior Entry, 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    | August 21st, 2025 |
| Days on Market | 81                |
| Zoning         | R-GM              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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