

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

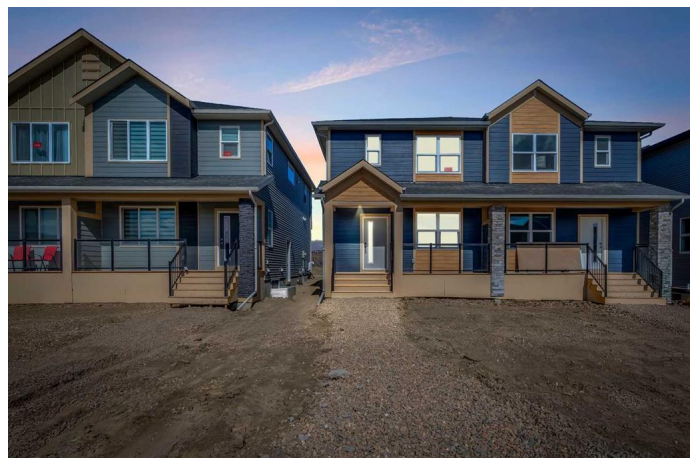
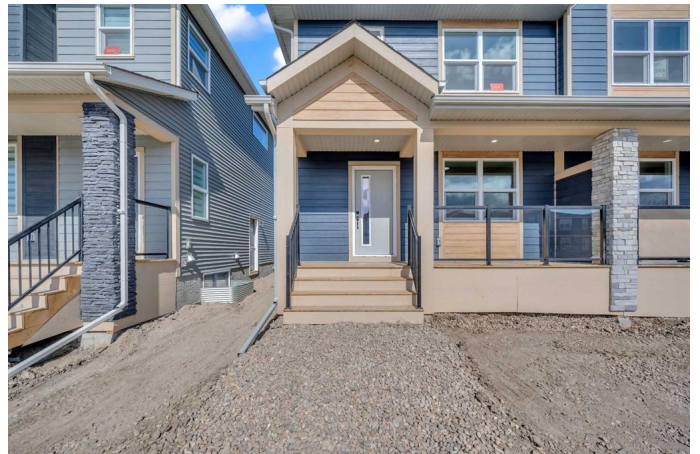
MLS® #A2223263

**\$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 | 26             |
| Zoning         | R-GM           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp 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.