

# \$569,000 - 619 Wolf Willow Boulevard Se, Calgary

MLS® #A2246376

**\$569,000**

3 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

OPEN HOUSE - Saturdays 1:00 PM â€“ 4:00 PM

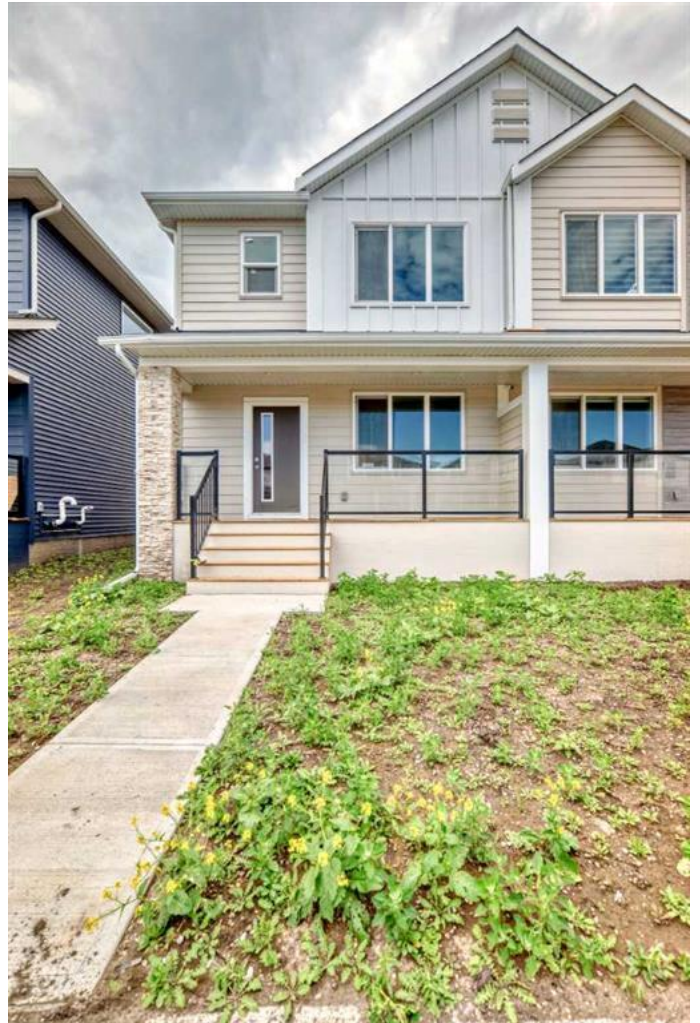
Seller is motivated to sell, dropped price by 20k for quick sale. Vacant for early possession. Never-lived-in, 3-bedroom half duplex with 2.5 washroom and roughed full washroom in the basement with separate entrance in the desirable community of Wolf Willow, offering NO condo fees and an incredible low down payment option available for qualified buyers.

Newly built by Shane Homes, this property boasts an open-concept layout, high-end finishes, and a back garage pad ready for your future garage. Whether youâ€™re entertaining friends or enjoying a cozy night in, this home is designed to fit your lifestyle with possibilities of legal suite.

Built in 2025

## Essential Information

MLS® #	A2246376
Price	\$569,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,650
Acres	0.06



Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	619 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5P9

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Rear Drive

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

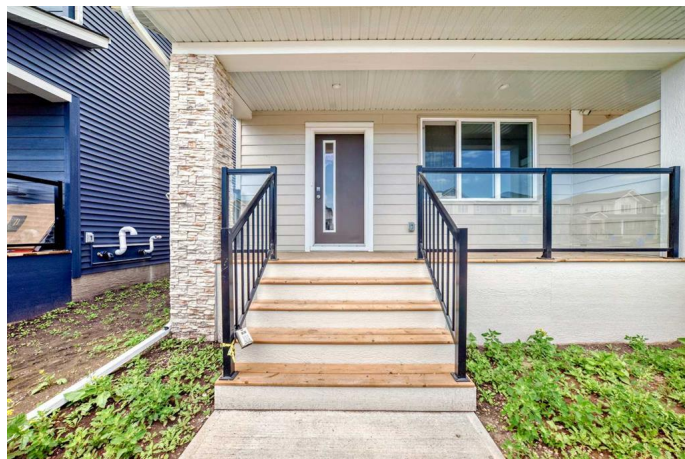
### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	13
Zoning	R-GM

## Listing Details

Listing Office

Real Estate Professionals Inc.



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