

# \$647,000 - 610 Wolf Willow Boulevard Se, Calgary

MLS® #A2203106

**\$647,000**

3 Bedroom, 3.00 Bathroom, 1,778 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Welcome to this stunning half duplex located in the highly sought-after Wolf Willow community, just a stone's throw from the tranquil Bow River. With nearly 1800 sq ft of thoughtfully designed living space, this home offers the perfect blend of modern convenience and potential.

The upper floor features three generously sized bedrooms and two large bathrooms, including a primary bedroom with its own private 4-piece ensuite, complete with a double vanity and a walk-in closet for added luxury and convenience. The main floor is an entertainer's dream, with a stylish kitchen that boasts a sleek quartz island, perfect for meal prep or casual dining. The fancy kitchen design flows seamlessly into the spacious dining and living rooms, creating an open and inviting atmosphere for everyday living or hosting gatherings.

The unfinished basement with separate entrance provides an exciting opportunity for future development. Located in the desirable Wolf Willow community, you'll enjoy the peaceful surroundings and easy access to the Bow River, ideal for nature enthusiasts. This half duplex offers comfort, style, and potential in one fantastic package—don't miss out on the chance to make it yours!

Built in 2025



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2203106               |
| Price          | \$647,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,778                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 610 Wolf Willow Boulevard Se |
| Subdivision | Wolf Willow                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 5P8                      |

## Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Off Street, On Street |

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                        |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | None                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof            | Asphalt Shingle                                   |
| Construction    | Concrete, Vinyl Siding                            |
| Foundation      | Poured Concrete                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 60               |
| Zoning         | R-GM             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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