

# \$619,900 - 667 Wolf Willow Boulevard Se, Calgary

MLS® #A2215921

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,666 sqft

Residential on 0.01 Acres

Wolf Willow, Calgary, Alberta

Welcome to this beautifully crafted brand new semi-detached (half) duplex, located in the vibrant and fast-growing community of Wolf Willow SE! Thoughtfully designed and built for modern living, this home is the perfect opportunity for homeowners or investors alike.

The open-concept layout offers seamless flow from the living room to the kitchen and dining area – perfect for entertaining and everyday living. Downstairs, the unfinished basement comes with a separate side entry, 9-foot ceilings, and rough-ins already in place – making it ready for development into a 2-bedroom legal suite (subject to city approvals). Whether you're looking to generate rental income or accommodate extended family, the possibilities are endless. Located in Wolf Willow, a dynamic new community along the Bow River, you™ll enjoy proximity to nature, shopping, schools, and major roadways, all while investing in an area with strong future growth. Don't miss this exciting opportunity to own in one of Calgary's most promising new neighborhoods!

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2215921  |
| Price     | \$619,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,666                  |
| Acres          | 0.01                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 667 Wolf Willow Boulevard Se |
| Subdivision | Wolf Willow                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 5S1                      |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Exterior Entry, Full, Unfinished                                                                                  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Lane, Rectangular Lot         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 2                |
| Zoning         | R-GM             |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.