

# \$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
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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	37
Zoning	R-GM

### **Listing Details**

Listing Office	PREP Realty
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