



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

667 Wolf Willow Boulevard SE
Calgary, Alberta

MLS # A2215921



\$590,000

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,666 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: N/A

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!