



GRASSROOTS
REALTY GROUP

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831 Wolf Willow Boulevard SE
Calgary, Alberta

MLS # A2216055



\$599,999

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,740 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

Brand new semi-detached (half duplex) home located in the desirable community of Wolf Willow in SE Calgary. This modern home features an open-concept floor plan with a bright main level, perfect for everyday living and entertaining. The unfinished basement offers 9' ceilings, a separate side entrance, and rough-ins already in place—ideal for building a 2-bedroom legal suite (subject to city approval). A great opportunity for homeowners or investors seeking suite potential. Close to the Bow River, walking paths, future schools, shopping, and all amenities. Don't miss your chance to own in one of Calgary's fastest-growing neighborhoods!