



**GRASSROOTS**  
REALTY GROUP

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**619 Wolf Willow Boulevard SE**  
**Calgary, Alberta**

**MLS # A2246376**



**\$529,900**

|                  |                                              |               |                  |
|------------------|----------------------------------------------|---------------|------------------|
| <b>Division:</b> | Wolf Willow                                  |               |                  |
| <b>Type:</b>     | Residential/Duplex                           |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side              |               |                  |
| <b>Size:</b>     | 1,650 sq.ft.                                 | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad, Rear Drive                      |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Level, Rectangular Lot |               |                  |

|                    |                                                                                                                                                                                 |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas                                                                                                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Concrete, Vinyl Plank                                                                                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Separate/Exterior Entry, Unfinished                                                                                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                                                                                              | <b>Zoning:</b>    | R-GM |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                                             |                   |      |

OPEN-HOUSE SUNDAY OCT 26TH 1.00 PM TO 4.00 P.M. Seller is motivated to sell, price REDUCED by another 20k for quick sale. Vacant for early possession. Never-lived-in, 3-bedroom half duplex with 2.5 washroom and roughed full washroom in the basement with separate entrance in the desirable community of Wolf Willow, offering NO condo fees and an incredible low down payment option available for qualified buyers. Newly built by Shane Homes, this property boasts an open-concept layout, high-end finishes, and a back garage pad ready for your future garage. Whether you're entertaining friends or enjoying a cozy night in, this home is designed to fit your lifestyle with possibilities of legal suite.