



GRASSROOTS
REALTY GROUP

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614 WOLF WILLOW Boulevard SE
Calgary, Alberta

MLS # A2250697



\$549,000

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,642 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-GM
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Pantry		

Inclusions: none

Discover modern living in Wolf Willow! This brand-new duplex blends comfort, function, and style with an open-concept main floor, chef-inspired kitchen, and a bright, airy layout. Upstairs features 3 bedrooms, bonus room, and laundry. The 9-ft basement with separate entrance is ready for your future vision. Enjoy river pathways, parks, and quick access to Stoney Trail — where convenience meets lifestyle.