

# \$639,900 - 831 Wolf Willow Boulevard Se, Calgary

MLS® #A2216055

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,740 sqft

Residential on 0.06 Acres

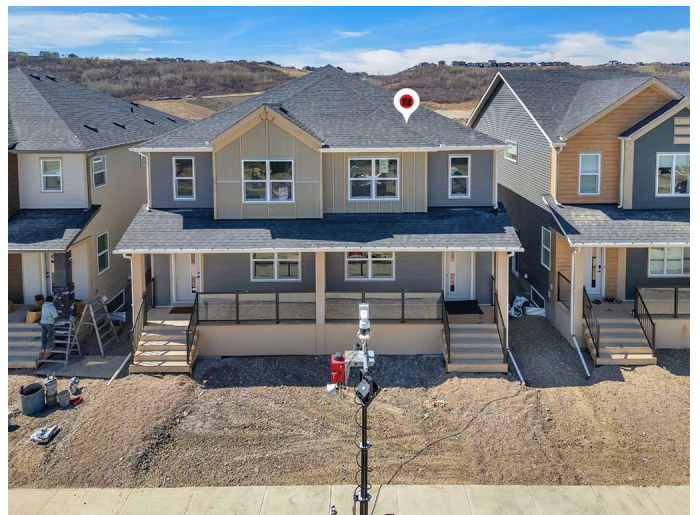
Wolf Willow, Calgary, Alberta

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!

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2216055      |
| Price          | \$639,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,740         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 831 Wolf Willow Boulevard Se |
| Subdivision | Wolf Willow                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 5R6                      |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Exterior Entry, Full, Unfinished                                                                                  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Lane, Rectangular Lot         |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 6                |
| Zoning         | R-GM             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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