

\$549,900 - 196 Wolf Hollow Park Se, Calgary

MLS® #A2267610

\$549,900

4 Bedroom, 4.00 Bathroom, 1,313 sqft

Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

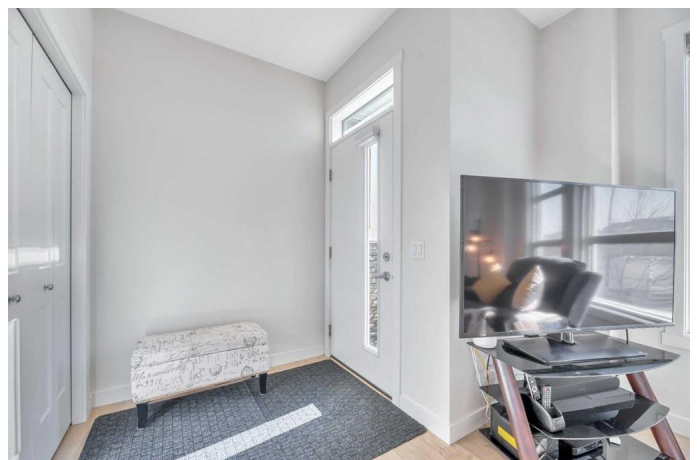
****OPEN HOUSE SATURDAY, NOVEMBER 1, 12:00PM - 3:00PM**** Welcome to this stunning 4-bedroom, 4-bathroom air-conditioned townhouse with over 1,850 sq. ft. of living space in the vibrant community of Wolf Willow. No condo fees and still under warranty!

Beautifully maintained and showing like new, this home offers a bright and airy main floor with large south-facing windows that fill the living room and foyer with natural light. The gorgeous kitchen is built for entertaining, featuring a large island, stainless steel appliances, soft-close cabinetry, and both fridge water and gas stove lines for future upgrades. A spacious dining area for family gatherings and a convenient 2-piece powder room complete the main level.

Upstairs, you'll find a sunny primary suite with partial river views, a 3-piece ensuite, and a walk-in closet with its own window. Two additional bedrooms, a 4-piece guest bath, and top-floor laundry with storage make everyday living effortless.

The fully developed basement adds even more value, offering a large rec room, a fourth bedroom with a nook, a 3-piece bath with walk-in shower, and ample storage space.

Step outside to enjoy the landscaped backyard with a natural gas BBQ line – perfect for summer evenings – along with a double



detached garage for secure parking and extra storage. Additional upgrades include silhouette blinds throughout, soft-touch switches, and doorbell cameras at both entrances and the garage.

Set in a truly special location, this home is just steps from scenic river pathways and the great outdoors. Wolf Willow blends modern living with natural beauty, bordered by the Bow River and Fish Creek Provincial Park. Residents enjoy access to over 100 km of trails, countless parks, and easy connections to shopping, schools, and downtown Calgary.

Don't miss your chance to own this beautifully developed home in a fantastic community and at a price that's hard to beat! Book your showing today.

Built in 2020

Essential Information

MLS® #	A2267610
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,313
Acres	0.05
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	196 Wolf Hollow Park Se
Subdivision	Wolf Willow

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4M6

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	1
Zoning	R-Gm

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.