

# \$529,900 - 619 Wolf Willow Boulevard Se, Calgary

MLS® #A2246376

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

OPEN-HOUSE SUNDAY OCT 26TH 1.00 PM  
TO 4.00 P.M.

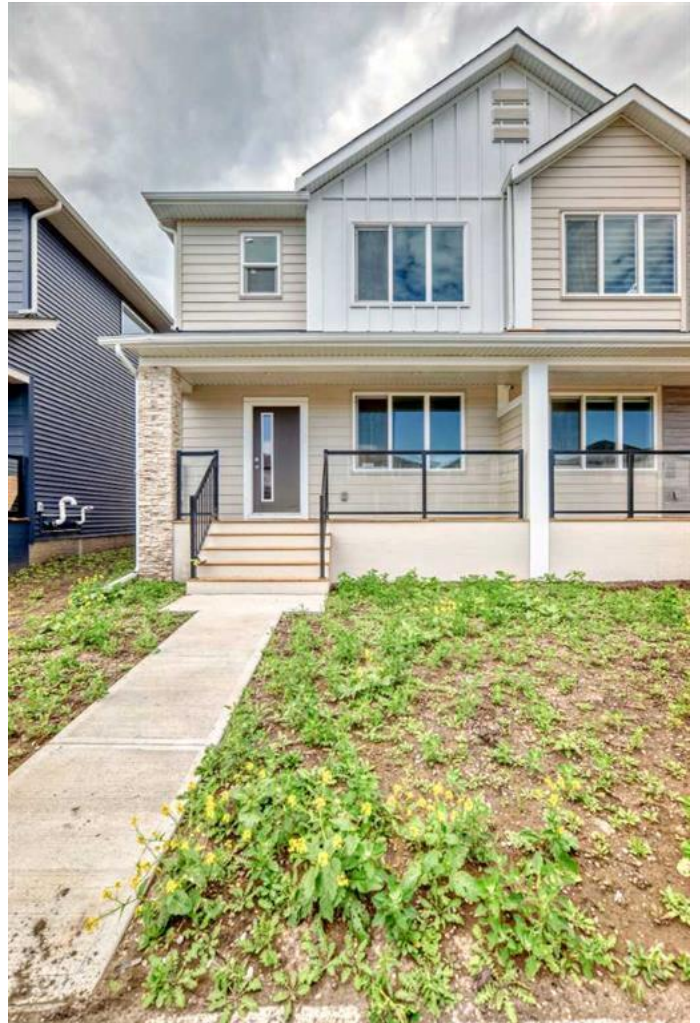
Seller is motivated to sell, price REDUCED by another 20k for quick sale. Vacant for early possession. Never-lived-in, 3-bedroom half duplex with 2.5 washroom and roughed full washroom in the basement with separate entrance in the desirable community of Wolf Willow, offering NO condo fees and an incredible 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.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246376  |
| Price          | \$529,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,650     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 619 Wolf Willow Boulevard Se |
| Subdivision | Wolf Willow                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X5P9                       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Parking Pad, Rear Drive |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Laminate Counters |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                                                      |
| Heating           | Natural Gas, Central                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Exterior Entry, Unfinished                                                                                                                                                |

### Exterior

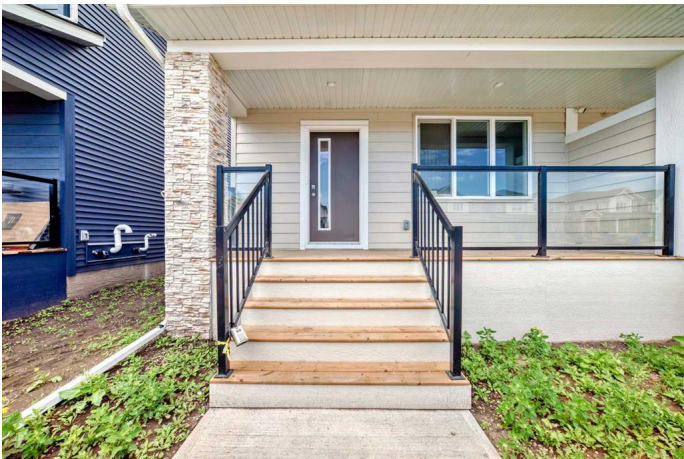
|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard, Playground                     |
| Lot Description   | Back Lane, Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 75               |
| Zoning         | R-GM             |

**Listing Details**

Listing Office                      Real Estate Professionals Inc.



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.