

\$645,000 - 514 Wolf Willow Boulevard Se, Calgary

MLS® #A2260344

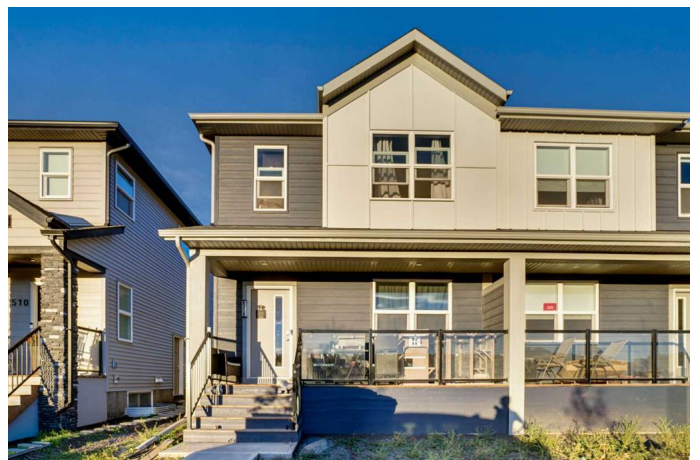
\$645,000

5 Bedroom, 4.00 Bathroom, 1,740 sqft
Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Welcome to this beautifully designed and newly built, this 5-bedroom, 3.5-bathroom half duplex, complete with a legal 2-bedroom basement suite with separate entrance, perfect for extended family or a mortgage helper. The main floor features an open-concept layout with a bright living room, central dining area, and a modern kitchen with quartz countertops, upgraded stainless steel appliances, island, pantry, and luxury vinyl plank flooring throughout. A convenient powder room and mudroom complete the main level. Upstairs you'll find a spacious primary suite with walk-in closet and 4-piece ensuite with dual sinks and a standing shower. Two additional bedrooms, a 4-piece bath, laundry room, and a versatile bonus/flex space provide functionality for the whole family. The fully finished legal basement suite includes its own side entrance, laundry, stylish kitchen, living area, two bedrooms, and upgraded finishes including herringbone flooring – offering excellent rental potential. Located in the desirable community of Wolf Willow, this property is steps away from Fish Creek Park, the Bow River, Blue Devil Golf Club, and nearby parks and pathways. Future schools, a dog park, and commercial amenities are planned for the area, adding even more value to this growing community. As per tenant's request, no viewings on Sundays.

Built in 2025



Essential Information

MLS® #	A2260344
Price	\$645,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
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	514 Wolf Willow Boulevard Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5P7

Amenities

Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	29
Zoning	R-Gm

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

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.