

# \$624,900 - 578 Wolf Willow Boulevard Se, Calgary

MLS® #A2201251

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,649 sqft  
Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Welcome to this stunning brand-new semi-detached home in the highly sought-after community of Wolf Willow SE, Calgary! Offering amazing views from the front veranda, this beautifully designed home features 3 bedrooms, 2.5 bathrooms, and over 1,600 sq. ft. of living space across two spacious floors. The main floor boasts an open-concept layout, perfect for entertaining, with 9-ft ceilings, stylish LVP flooring, and a modern kitchen with stainless steel appliances. Upstairs, you'll find a generous family room, ideal for relaxing, along with a spacious primary suite with a walk-in closet and ensuite, plus two additional bedrooms. Additional features include tile flooring in bathrooms and laundry, a 9-ft basement foundation, and a convenient side entry to the undeveloped basement—ready for your personal touch. Enjoy the incredible lifestyle Wolf Willow has to offer, with parks, pathways, and nature at your doorstep. Don't miss this opportunity—schedule your showing today



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2201251  |
| Price      | \$624,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,649                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 578 Wolf Willow Boulevard Se |
| Subdivision | Wolf Willow                  |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 5P7                      |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 2                                                                 |
| Parking        | Alley Access, Gravel Driveway, Off Street, On Street, Parking Pad |

### Interior

|                   |                                                                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Microwave Hood Fan                                                                                                                                                                                    |
| Heating           | Central, Forced Air, Electric                                                                                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                                           |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Up To Grade                                                                                                                                                                                                            |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | None                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Level |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stone, Wood Frame, Composite Siding                   |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 60               |
| Zoning         | R-GM             |

## Listing Details

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

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.