

\$665,000 - 514 Wolf Willow Boulevard Se, Calgary

MLS® #A2198058

\$665,000

5 Bedroom, 4.00 Bathroom, 1,741 sqft
Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

Stunning 5-Bedroom Home with LEGAL
2-Bedroom Basement Suite â€” Perfect for
Families & Investors!

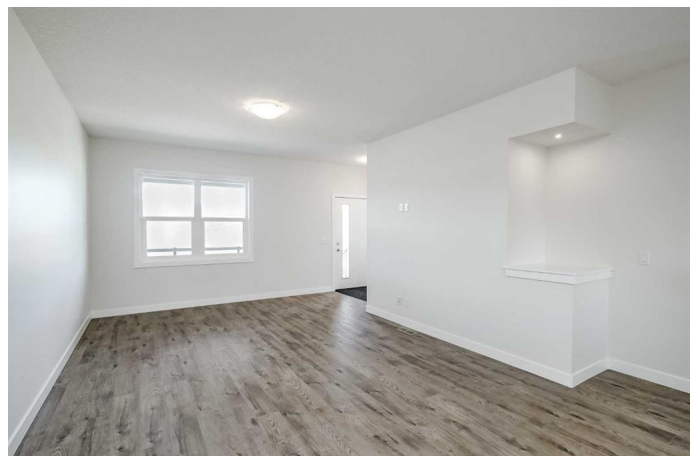
Welcome to 514 Wolf Willow Boulevard SE â€”
a beautifully designed, newly built home
offering modern comfort, luxurious finishes,
and incredible investment potential!

Located in the highly sought-after Wolf Willow
community in Southeast Calgary, this stunning
5-bedroom, 3.5-bathroom property boasts
2,485 sq. ft. of total living space, including a
LEGAL 2-bedroom basement suite with a
separate entrance â€” an ideal mortgage
helper or rental opportunity!

--The MAIN FLOOR is designed for Everyday
Luxury Living. Highlights include a Gourmet
Kitchen with sleek quartz countertops, modern
cabinetry, upgraded stainless steel appliances,
a spacious island, and a pantry for extra
storage. An Open-Concept Layout that flows
seamlessly from the bright front living room to
the central dining area and into the kitchen,
making it perfect for entertaining. Luxury Vinyl
Plank Flooring â€” Durable, stylish, and easy
to maintain throughout the main floor. A
Convenient Powder Room & Mudroom ideally
placed for functionality and convenience.

--The UPPER LEVEL is a space for the Whole
Family. The spacious Primary Suite features a
large walk-in closet and 4-piece ensuite with
dual sinks and a standing shower.

Two Additional Bedrooms are ideal for kids,
guests, or a home office and a 4-piece stylish
bathroom provides plenty of functionality for



the family. The Bonus/Flex Room is perfect for a second living area, playroom, or workspace. Upstairs Laundry is conveniently located easy access.

--LEGAL 2-BEDROOM BASEMENT SUITE

â€“ The Ultimate Investment Opportunity!

Entirely separated from the upper levels with a separate side entry and its own laundry area.

This modern designed level includes stunning herringbone floors, a functional new kitchen, large living area and 2 bright bedrooms making it ideal as a rental opportunity or a space for extended family members. -- This is a PRIME LOCATION in Wolf Willow. Just steps from parks, Fish Creek Park, Bow River, and Blue Devil Golf Club.

Future schools, dog park, commercial development, and scenic trails planned for the community.

Donâ€™t miss this incredible opportunity to own a stunning home in one of Calgaryâ€™s most desirable communities! Whether youâ€™re looking for a family home with extra space or a smart investment property, this home is a must-see.

Built in 2024

Essential Information

MLS® #	A2198058
Price	\$665,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,741
Acres	0.06
Year Built	2024
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 4
Parking Alley Access, Off Street, Parking Pad

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full, Suite, Exterior Entry

Exterior

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

Additional Information

Date Listed March 6th, 2025
Days on Market 26
Zoning R-GM

Listing Details

Listing Office eXp Realty

deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.