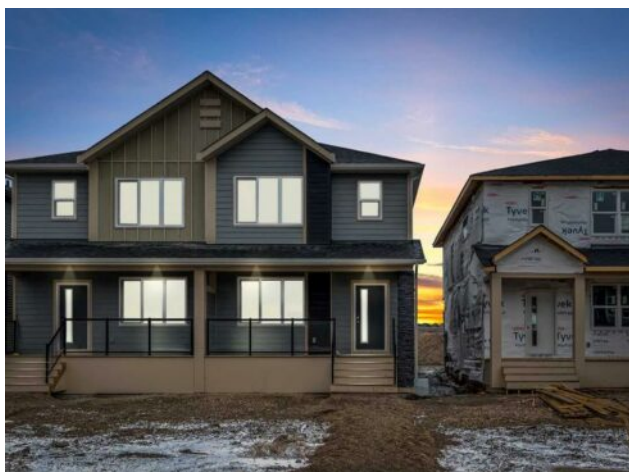


**610 Wolf Willow Boulevard SE**  
**Calgary, Alberta**

**MLS # A2203106**



**\$647,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,778 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-GM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Welcome to this stunning half duplex located in the highly sought-after Wolf Willow community, just a stone's throw from the tranquil Bow River. With nearly 1800 sq ft of thoughtfully designed living space, this home offers the perfect blend of modern convenience and potential. The upper floor features three generously sized bedrooms and two large bathrooms, including a primary bedroom with its own private 4-piece ensuite, complete with a double vanity and a walk-in closet for added luxury and convenience. The main floor is an entertainer's dream, with a stylish kitchen that boasts a sleek quartz island, perfect for meal prep or casual dining. The fancy kitchen design flows seamlessly into the spacious dining and living rooms, creating an open and inviting atmosphere for everyday living or hosting gatherings. The unfinished basement with separate entrance provides an exciting opportunity for future development. Located in the desirable Wolf Willow community, you'll enjoy the peaceful surroundings and easy access to the Bow River, ideal for nature enthusiasts. This half duplex offers comfort, style, and potential in one fantastic package—don't miss out on the chance to make it yours!