

# \$525,000 - 63 Wolf Creek Drive Se, Calgary

MLS® #A2214669

**\$525,000**

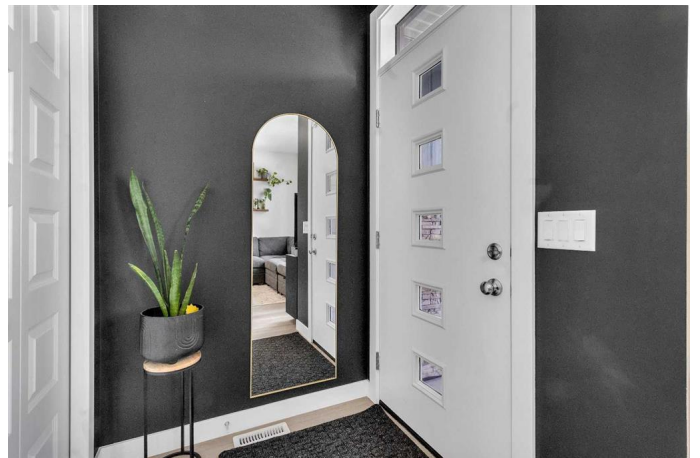
2 Bedroom, 3.00 Bathroom, 1,311 sqft

Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

**\*NO CONDO FEES\*** Price Reduction - Welcome to this beautifully designed townhome located in the vibrant and growing community of Wolf Willow. With over 1,200 sq ft of thoughtfully planned living space, this home is perfect for first-time home buyers, young professionals, or savvy investors. Step inside to discover a bright and open layout featuring a spacious living area, modern finishes, and tons of natural light. The dining room flows easily from the living room in to your west facing gourmet kitchen with whirlpool appliances and is adjacent to the mud room and 2pc bathroom that leads out to a finished deck and fenced yard. Upstairs, you'll find dual primary bedrooms, each with its own ensuite and generous closet space—perfect for roommates, guests, or a private home office setup. You'll also find a bespoke Samsung washer and dryer in your upstairs laundry room making life just that much more convenient. The unfinished basement with extra high ceilings provides a blank canvas for your creative vision—whether you're dreaming of a home gym, media room, extra living space, or all three! Additional features include a Ring security system for added peace of mind and a location that truly can't be beat—just steps away from parks, scenic walking trails, shopping, a daycare, dining, and all the amenities Wolf Willow has to offer.

Built in 2022



## Essential Information

MLS® #	A2214669
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,311
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	63 Wolf Creek Drive Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0M7

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	26
Zoning	R-Gm

**Listing Details**

Listing Office	The Real Estate District
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