

\$675,000 - 235 Wolf Creek Avenue Se, Calgary

MLS® #A2237339

\$675,000

4 Bedroom, 4.00 Bathroom, 1,664 sqft

Residential on 0.06 Acres

Wolf Willow, Calgary, Alberta

DOUBLE DETACHED GARAGE & LEGAL BASEMENT SUITE | SPACIOUS LAYOUT IN WOLF WILLOW!

Welcome to 235 Wolf Creek Ave SE—a beautifully designed home with a LEGAL basement suite in the vibrant and nature-rich SE community of Wolf Willow. With its charming covered front porch and wood-style exterior, this home radiates curb appeal from the start.

On the main floor, enjoy:

A bright, open-concept layout, cozy living room perfect for relaxing, large dining area for entertaining, a chef-inspired kitchen featuring quartz countertops, oversized island with breakfast bar, massive walk-in pantry, stainless steel appliances, and ample cabinet space

Upstairs offers an ideal family layout with:

3 generous bedrooms, including a primary suite with 3-piece ensuite & walk-in closet, a spacious bonus/family room—perfect for movie nights, kids’™ play zone, or home office, a convenient upper-level laundry and a full 4-piece bath. The LEGAL 1-BEDROOM BASEMENT SUITE features:

Separate entrance for privacy, Large rec/living room, Spacious bedroom with walk-in closet, full 4-piece bathroom and a dedicated laundry for the suite. Stylishly finished in a modern



grey and white colour palette, the home feels fresh, bright, and move-in ready.

The double detached garage provides secure parking and extra storage space.

Ideally located just steps to Blue Devil Golf Course, Fish Creek Park, and Bow River pathways, with easy access to future schools, shopping, and major routes.

Whether you're looking to live up and rent down or add a legal income suite to your portfolio, this is a rare opportunity in a fast-growing Calgary community!

Don't miss out—schedule your private tour today!

Built in 2022

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2237339 |
| Price | \$675,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,664 |
| Acres | 0.06 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 235 Wolf Creek Avenue Se |
| Subdivision | Wolf Willow |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X4X1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters |
| Appliances | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 5th, 2025 |
| Days on Market | 8 |
| Zoning | R-Gm |

Listing Details

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|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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