

# \$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	10
Zoning	R-Gm

### Listing Details

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

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.