Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

780-228-4266
al@grassrootsrealtygroup.ca

223 Wolf Creek Avenue SE
Calgary, Alberta

MLS # A2300562

$629,999

Division:	Wolf Willow		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,652 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: NONE

Welcome to this stunning semi-detached well maintained formal show home with 2 LEGAL BASEMENT SUITE and a double detached garage in the highly sought-after, family-friendly community of Wolf Willow SE. This modern 2-storey property offers over 1,800 sq. ft. of well-planned living space, thoughtfully designed for both comfort and versatility. With 5 bedrooms, 3.5 bathrooms, and a double detached garage, this home is perfect for families or those looking for an excellent income-generating opportunity. The main floor greets you with a spacious foyer leading into an open-concept living area filled with natural light and dining area. The chef-inspired kitchen features granite countertops, an oversized island, stainless steel appliances and sleek modern cabinetry. The kitchen area flows seamlessly into the backyard, making it ideal for gatherings and entertaining. With 9-ft ceilings on both the main and basement, oversized windows, the home feels bright, open, and inviting. Upstairs, discover 3 well-sized bedrooms, including a luxurious primary suite with a 3-piece ensuite with shower, double vanity, and a walk-in closet. A central bonus room and convenient upper-floor laundry add to the functionality of the layout. The fully developed LEGAL BASEMENT SUITE, complete with its own private entrance, offers 2 bedrooms, a full 4-piece bathroom, a well-equipped kitchen, a cozy living/game area, and its own laundry — perfect for multi-generational living or as a mortgage helper. Notable upgrades include quartz/granite countertops throughout, laminate and tile flooring, built-in features, double vanities, multiple walk-in closets, and a concrete-paved driveway. This home is close to parks, pathways, schools, shopping, and transit. Main floor is currently rented at $2400 and basement $1500 per month. This property is a must-see for any serious investor

Copyright (c) 2026 Alexander Beatty. Listing data courtesy of TREC The Real Estate Company. Information is believed to be reliable but not guaranteed.