

# \$549,900 - 196 Wolf Hollow Park Se, Calgary

MLS® #A2267610

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,313 sqft  
Residential on 0.05 Acres

Wolf Willow, Calgary, Alberta

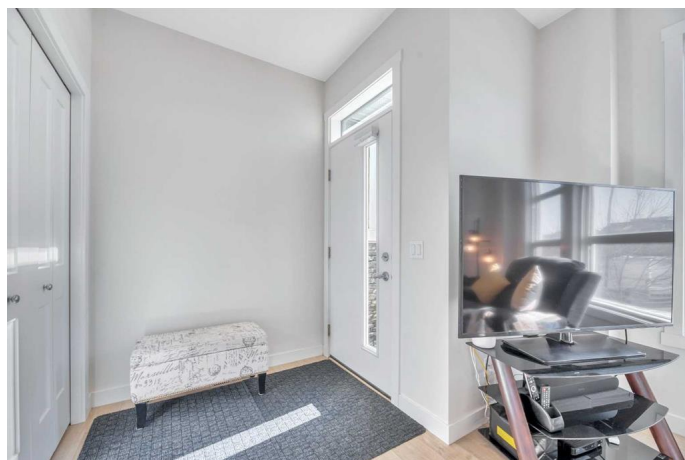
Wolf Willow - 196 Wolf Hollow Park SE:  
Welcome to this stunning 4-bedroom,  
4-bathroom air-conditioned townhouse with  
over 1,850 sq. ft. of living space in the vibrant  
community of Wolf Willow. No condo fees and  
still under warranty!

Beautifully maintained and showing like new,  
this home offers a bright and airy main floor  
with large south-facing windows that fill the  
living room and foyer with natural light. The  
gorgeous kitchen is built for entertaining,  
featuring a large island, stainless steel  
appliances, soft-close cabinetry, and both  
fridge water and gas stove lines for future  
upgrades. A spacious dining area for family  
gatherings and a convenient 2-piece powder  
room complete the main level.

Upstairs, you'll find a sunny primary suite  
with partial river views, a 3-piece ensuite, and  
a walk-in closet with its own window. Two  
additional bedrooms, a 4-piece guest bath,  
and top-floor laundry with storage make  
everyday living effortless.

The fully developed basement adds even  
more value, offering a large rec room, a fourth  
bedroom with a nook, a 3-piece bath with  
walk-in shower, and ample storage space.

Step outside to enjoy the landscaped backyard  
with a natural gas BBQ line — perfect for  
summer evenings — along with a double



detached garage for secure parking and extra storage. Additional upgrades include silhouette blinds throughout, soft-touch switches, and doorbell cameras at both entrances and the garage.

Set in a truly special location, this home is just steps from scenic river pathways and the great outdoors. Wolf Willow blends modern living with natural beauty, bordered by the Bow River and Fish Creek Provincial Park. Residents enjoy access to over 100 km of trails, countless parks, and easy connections to shopping, schools, and downtown Calgary.

Don't miss your chance to own this beautifully developed home in a fantastic community and at a price that's hard to beat! Book your showing today.

Built in 2020

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2267610      |
| Price          | \$549,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,313         |
| Acres          | 0.05          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 196 Wolf Hollow Park Se |
| Subdivision | Wolf Willow             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2X4M6  |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 4                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air                                                                                            |
| Cooling           | Central Air                                                                                                            |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full                                                                                                                   |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                               |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Wood Frame                                               |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-Gm               |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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