



THE
A-TEAM

**RE/MAX
FIRST**

55 WOLF HOLLOW Crescent #111, Calgary T2X 5K9

MLS® #: **A2119347**

Area: **Wolf Willow**

Listing Date: **04/03/24**

List Price: **\$295,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **509**

Low Sqft:

Ttl Sqft: **509**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

46

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Stone,Stucco,Wood Frame
Flooring:
Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4' 0" x 6' 0"
Kitchen	Main	9' 9" x 15' 9"
Bedroom - Primary	Main	9' 0" x 10' 6"
4pc Bathroom	Main	7' 10" x 4' 11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	3' 3" x 7' 3"
Living Room	Main	11' 10" x 8' 11"
Walk-In Closet	Main	7' 10" x 3' 9"

Legal/Tax/Financial

Condo Fee:
\$241

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M2

Legal Desc: **2312061**

Remarks

Pub Rmks:

Step into luxury and contemporary living with this remarkable one-bedroom, one-bathroom condominium nestled in the tranquil community of Wolf Willow. Embracing a harmonious blend of comfort and modern style, this newly built residence welcomes you with its captivating vinyl plank flooring, promising a refined living environment. With a spacious area of 557 sq ft, this condo is meticulously crafted for those who appreciate simplicity and sophistication. Unleash your culinary creativity in the expansive kitchen, featuring elegant quartz countertops and ample cabinet space, ideal for hosting gatherings with panache. The intelligently designed open-concept layout seamlessly connects to a generous living room, extending onto a sizable balcony, perfect for entertaining guests in effortless style. Escape to the bedroom retreat, complete with a well-proportioned walk-through closet and an ensuite bathroom, ensuring both convenience and seclusion. Experience the epitome of convenience and elegance with in-unit laundry facilities and underground heated parking, guaranteeing comfort throughout the year. Situated in a coveted location, this property offers proximity to many amenities, parks, schools, golf courses, fishing spots, and shopping centers. Enhanced accessibility to Stoney Trail and transportation networks further elevates your convenience and mobility.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Mountain View)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









