



THE
A-TEAM

**RE/MAX
FIRST**

55 WOLF HOLLOW Crescent #412, Calgary T2X 5K9

MLS®#: **A2133059**

Area: **Wolf Willow**

Listing Date: **05/18/24**

List Price: **\$569,900**

Status: **Active**

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: **1,133**

Low Sqft:

Ttl Sqft: **1,133**

DOM

41

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Brick,Cement Fiber Board,Composite

Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	4`11" x 10`11"
Bedroom - Primary	Main	10`5" x 12`1"
Foyer	Main	4`1" x 11`11"
Living Room	Main	13`8" x 17`11"
Walk-In Closet	Main	5`0" x 8`11"
Walk-In Closet	Main	7`5" x 4`2"
4pc Bathroom	Main	4`11" x 8`6"

Room	Level	Dimensions
Bedroom	Main	10`3" x 11`0"
Dining Room	Main	11`5" x 10`0"
Kitchen	Main	8`5" x 15`3"
Office	Main	7`1" x 4`3"
Laundry	Main	5`3" x 3`2"
Hall	Main	6`4" x 12`5"

Condo Fee:
\$530

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2312061;64**

Remarks

Pub Rmks: ****Top Floor Luxury Condo in Wolf Willow's Riverside Community** Discover the pinnacle of modern living in this exceptional top-floor condo located in the coveted Riverside community of Wolf Willow. Boasting 10' high ceilings, this unit is the best in the building, offering breathtaking views of the upcoming Central Park from your private covered balcony. This heavily upgraded home features an open concept design with high-end finishes throughout. The kitchen is equipped with top-of-the-line appliances, including an upgraded washer and dryer. Thoughtfully upgraded, the kitchen also boasts a sil granite sink, a hood vent, 42" cabinets extending to the ceiling, and an upgraded flooring. The spacious living area flows seamlessly into the dining space, enhanced by automated honeycomb blinds, making it ideal for entertaining. The condo offers two well-appointed bedrooms, each with walk-in closets, providing ample storage space. The luxurious bathroom includes a beautifully designed tile shower and vanity drawers, adding to the home's modern elegance. Additional features of this unit include: - A separate storage unit conveniently located on the same floor. - One parking stall in the heated underground parkade. - Bike storage. - Natural gas hook-up on the deck. - Extra backing for TVs. The unit is next to new, having been meticulously maintained and used for only a few months. Nestled close to a scenic golf course and the river, the community offers numerous amenities within walking distance, with more developments on the horizon. This unit stands out in exclusivity, as similar ones are all sold out, with new possessions extending into 2026. Don't miss your chance to own this premium residence in one of Wolf Willow's most desirable locations. Experience luxury living at its finest.**

Inclusions: **N/A**
Property Listed By: **Charles**

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







412-55 Wolf Hollow Cres SE, Calgary, AB

Main Floor Exterior Area 1210.09 sq ft
Interior Area 1133.03 sq ft



PREPARED 20240517



While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.