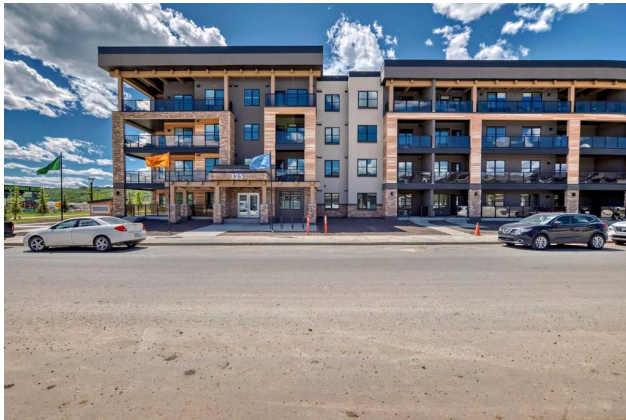


125 WOLF HOLLOW Crescent #308, Calgary T2X 5W9

MLS® #: **A2144248** Area: **Wolf Willow** Listing Date: **06/25/24** List Price: **\$314,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Secured,Titled,Underground

Finished Floor Area

Abv Sqft: **507**
 Low Sqft:
 Ttl Sqft: **507**

DOM

83
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Brick,Metal Siding ,Stucco,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|---------------|--------------------------|-------|--------------|
| Living Room | Main | 12`2" x 8`10" | Kitchen With Eating Area | Main | 15`7" x 9`7" |
| 4pc Bathroom | Main | 4`11" x 7`11" | Bedroom - Primary | Main | 10`6" x 9`1" |
| Laundry | Main | 7`3" x 3`2" | | | |

Legal/Tax/Financial

Condo Fee: **\$235** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **2312061**

Remarks

Pub Rmks: **Welcome to Bow360, your brand new 1-bedroom "ASPEN" model in the vibrant community of Wolf Willow! Perfect for first-time home buyers or busy professionals, this unit offers a convenient lock-and-leave lifestyle. Step inside to find modern UPGRADES including quartz countertops, sleek black and stainless steel appliances, LVP flooring and soaring 9-foot ceilings. The kitchen boasts a handy breakfast bar, while the unit itself is air-conditioned for your comfort. The spacious primary bedroom features a walk-through closet and provides direct access to a 4-piece bathroom, which is also accessible from the main living area. Enjoy the convenience of an in-suite laundry room with stackable units and large deck to sit back and relax on. Situated in an unbeatable location, this condo borders Fish Creek Park, the Blue Devil Golf Course, and the Bow River, offering scenic walking paths and parks just steps from your door. Embrace the perfect blend of comfort, style, and convenience in your new home at Wolf Willow! Builders registered size is 565 sq.ft. (Architectural Measurement)**

Inclusions:
Property Listed By: **Century 21 Bamber Realty LTD.**

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







