



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 WOLF HOLLOW Crescent #317, Calgary T2X 5W9**

MLS® #: **A2150690**

Area: **Wolf Willow**

Listing Date: **07/24/24**

List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 15-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **832**  
Low Sqft:  
Ttl Sqft: **832**

DOM

**54**

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: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 12`4"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`6" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`11" x 4`2"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 9`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`5" x 3`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 9`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`2" x 4`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$385**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **2312061**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE SEPTEMBER 15 1PM TO 4PM\*\*\* Luxurious brand new condo in the breathtaking Wolf Willow community nestled beside the Bow River Valley! This modern and sophisticated 2 bedroom 2 bathroom home features timeless finishes, including upgraded counter tops, tall ceilings, and an open floor plan. Enjoy the tranquility and privacy this condo offers. The sleek kitchen boasts crisp white quartz countertops, white cabinets, stainless steel appliances, and a center island for additional storage and casual gatherings. Clear sightlines into the inviting living room encourage unobstructed conversations and wonderful connectivity. The expansive glass-railed, covered balcony promotes a seamless indoor/outdoor lifestyle, perfect for weekend barbecues, peaceful morning coffees, and unwinding after a long day. Retreat to the primary bedroom that overlooks the balcony, providing a serene sanctuary. The spacious second bedroom is ideal for hobbies, a home office, or guests. The stylish design continues into the 4-piece bathroom, which features stone countertops, full-height tile, and a deep tub for a restorative soak. In-suite laundry, an assigned storage locker, and titled underground parking add to your comfort and convenience. Located in this tranquil new community with the Bow River within walking distance, Wolf Willow offers a thoughtfully planned system of paths, parks, and a grand boulevard. Enjoy easy access to recreational and social activities, vast open spaces, Fish Creek Provincial Park, and Blue Devil Golf Club. Major thoroughfares like Macleod Trail and Stoney Trail, bike paths, bus routes, and the nearby Somerset-Bridlewood LRT station make getting around effortless. Combining contemporary design, plentiful amenities, and a strong connection to the river, this stunning home has it all. Come see for yourself!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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







