



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 WOLF HOLLOW Crescent #102, Calgary T2X 5K9**

MLS® #: **A2152976**

Area: **Wolf Willow**

Listing Date: **07/31/24**

List Price: **\$687,605**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,262**

Low Sqft:

Ttl Sqft: **1,262**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Stall,Titled,Underground**

DOM

**49**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Flat,Membrane**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>6`3" x 9`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 9`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`6" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 17`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`4" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 14`6"</b>	<b>Office</b>	<b>Main</b>	<b>7`8" x 6`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 13`6"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`4" x 9`9"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$583

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2312061

Remarks

Pub Rmks: **Welcome to Bow360, a distinguished boutique condo building nestled in the serene Wolf Willow area. Situated in one of the most sought-after locales, this impeccably designed residence offers unparalleled living. Your new home enjoys an enviable setting near the picturesque Bow River, a splendid golf course, and charming walking/biking trails. Convenience meets luxury as Bow360 is just a 5-minute drive from grocery stores, shopping venues, boutique fitness facilities, and a diverse array of dining and entertainment options. This meticulously crafted Spruce Unit on the main floor offers 1,262 sq.ft. (RMS Measurement) and 1,326 sq.ft. (Architectural Measurement) of thoughtfully designed living space and comprises 2 bedrooms + Den, 2 full bathrooms, and 1 titled underground parking stall. Inside, discover exquisite details with numerous upgrades including quartz countertops, a waterfall island, designer tile backsplash, KitchenAid stainless steel appliances with built-in microwave and chef-style hood fan, luxury hard surface flooring throughout, upgraded fixtures/lighting/finishes, custom full-height fireplace, in-suite laundry, and central air conditioning. Additionally, the large patio beckons, providing an ideal space for entertaining guests or enjoying moments of tranquility in the open air. Please note, additional parking and storage are available at an additional cost. Developed by Cove Properties, one of Calgary's premier multifamily developers renowned for their dedication to quality construction, Bow360 embodies excellence in every aspect. Don't miss this opportunity to elevate your lifestyle in this exceptional residence! Contact your agent today to arrange a viewing during the Wolf Willow show suite hours. Taxes are not yet fully assessed, and landscaping is scheduled for completion this month. Given this is a former show suite, please understand that upon purchase the developer will bring this unit back to brand new standards.**

Inclusions: N/A

Property Listed By: Century 21 Bamber Realty LTD.

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