



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #2116, Calgary T2X 4W9

MLS® #: **A2156711** Area: **Wolf Willow** Listing Date: **08/08/24** List Price: **\$419,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **756**
 Low Sqft:
 Ttl Sqft: **756**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Other**
 Sewer:
 Ext Feat: **Other**

Construction: **Concrete, Wood Frame**
 Flooring: **Tile, Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Washer**
 Int Feat: **Kitchen Island, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`0" x 9`1"	Bedroom	Main	9`7" x 9`1"
3pc Ensuite bath	Main	5`0" x 7`7"	3pc Bathroom	Main	8`4" x 5`0"
Living Room	Main	11`5" x 10`2"	Dining Room	Main	10`10" x 8`0"
Den	Main	6`0" x 6`0"	Balcony	Main	7`0" x 10`0"

Legal/Tax/Financial

Condo Fee:
\$304

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
N/A

Legal Desc: **TBD**

Remarks

Pub Rmks: **Don't miss this rare chance to own a unit in the highly sought-after Harlow Apartments in the vibrant Wolf Willow community of Calgary SE. This prime location offers unbeatable access to the stunning Fish Creek Provincial Park and the serene Bow River—just a short walk away. Golf enthusiasts will love being only five minutes drive from the Blue Devil Golf Course. Perfect for dog lovers, a dog park is just minutes away on foot. Ideal for both investors and homeowners, this spacious two-bedroom condo features two full bathrooms and a den, maximizing every inch of space. Built by the esteemed Truman, the unit showcases a cutting-edge, modern design that's both stylish and functional. Currently under construction, with possession set for November, this brand-new unit has never been lived in. Seize this extraordinary opportunity today! This is an assement sale.**

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

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