



THE
A-TEAM

**RE/MAX
FIRST**

55 WOLF HOLLOW Crescent #301, Calgary T2X 5K9

MLS® #: **A2157243** Area: **Wolf Willow** Listing Date: **08/14/24** List Price: **\$465,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **836**
 Low Sqft:
 Ttl Sqft: **836**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat:

Asphalt,Covered,Enclosed,Heated Garage,Paved,Stall,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`11" x 11`4"	Living Room	Main	12`4" x 14`4"
Bedroom	Main	10`3" x 10`0"	3pc Ensuite bath	Main	5`0" x 8`4"
Kitchen	Main	11`11" x 12`11"	Dining Room	Main	10`4" x 9`1"
Foyer	Main	4`5" x 3`10"	Laundry	Main	3`2" x 3`5"
4pc Bathroom	Main	5`0" x 8`3"			

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2312061**

Remarks

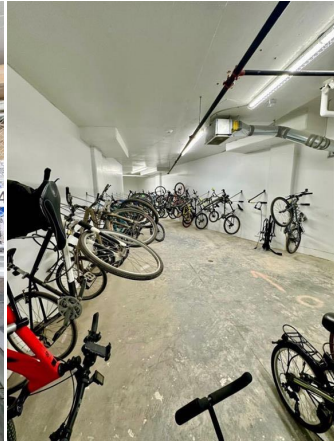
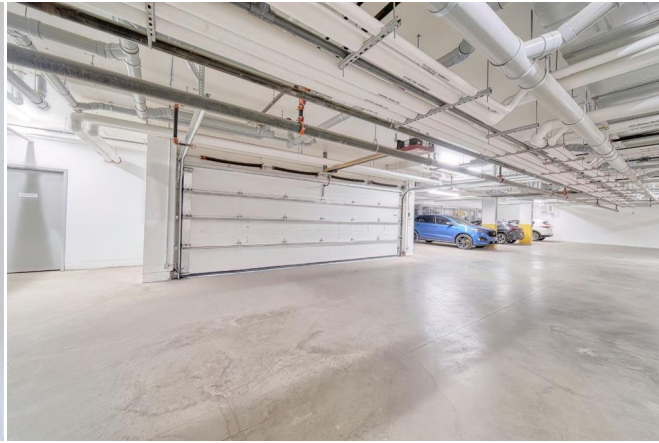
Pub Rmks: **Stunning Third-Floor Condo in the New Wolf Willow Community Experience modern living at its finest in this exceptional third-floor condo, nestled in the heart of Wolf Willow. Featuring premium upgrades such as soaring 10' ceilings, sleek LVP flooring, full-height upper cabinets, quartz countertops, and in-suite laundry, this home blends style with convenience. The chef's kitchen is equipped with top-of-the-line KitchenAid stainless steel appliances and a versatile center island, providing both storage and functionality. Step out onto the contemporary balcony to relax and enjoy unobstructed views. The condo boasts two spacious bedrooms and two elegant full bathrooms, each thoughtfully designed with vanity drawers for added convenience. Additional amenities include a titled underground parking space, a dedicated storage cage located right in front of the stall, and bike storage. Situated near the vibrant Macleod Trail and Stoney Trail, this condo offers both comfort and accessibility. Enjoy the natural beauty of the surrounding area, nestled beside the Bow River Valley and Fish Creek Park, with easy access to shopping, transit, and more. Stylish, well-designed, and perfectly located—this condo truly has it all. Quick possession available.**

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

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









301-55 Wolf Hollow Cres SE, Calgary, AB
Unit #101 - 101-55 WOLF CRES SE



Address: 301-55 Wolf Hollow Cres SE, Calgary, AB T2X 5K9
Property Style: Apartment
Builder: Gloria Santona
Realty: CB Realty
RECA #MS: B36.37 s/177.74 m²
Created By: 101-55-101
On: 06/16/2024

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