



THE
A-TEAM

**RE/MAX
FIRST**

125 WOLF HOLLOW Crescent #102, Calgary T2X5W9

MLS®#: **A2158102** Area: **Wolf Willow** Listing Date: **08/16/24** List Price: **\$335,000**
Status: **Pending** 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: **605**
Low Sqft:
Ttl Sqft: **605**

DOM

33
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Flat**
Heating: **Boiler**
Sewer:
Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Tray Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`4" x 9`1"	Living Room	Main	13`0" x 9`10"
Bedroom - Primary	Main	11`9" x 10`5"	4pc Ensuite bath	Main	9`6" x 5`3"
Walk-In Closet	Main	6`6" x 5`3"	Laundry	Main	6`10" x 3`3"
Foyer	Main	6`1" x 4`9"			

Legal/Tax/Financial

Condo Fee: **\$289** Title: **Fee Simple** Zoning: **M2**

Fee Freq:
Monthly

Legal Desc: **2312061;157**

Remarks

Pub Rmks: **Welcome home to this lovely ground floor, open concept 1 bedroom home with high ceilings, a walk in closet and ensuite bath. The spacious kitchen including an island with breakfast bar and full height pantry is a chef's dream. The comfortable living room windows face south east which lookout to the covered balcony with walkways and green space. Features Air Conditioning, Vinyl plank floors throughout, upgraded kitchen with soft close drawers, extended cabinetry and quartz countertops. This home includes a premium titled parking spot in the underground parking garage as well as a storage unit. Near the Bow River trails and future access to the river. Close to the Blue Devil Golf course, shops and restaurants. Schedule your viewing today before it's gone!**

Inclusions: **N/A**

Property Listed By: **Greater Calgary Real Estate**

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