



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**63 WOLF CREEK Avenue, Calgary T2X 3Z8**

MLS®#: **A2161916**

Area: **Wolf Willow**

Listing Date: **08/31/24**

List Price: **\$544,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar: **2,012 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

DOM

**18**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Composite Siding,Mixed,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 11`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 8`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 11`6"</b>
<b>Office</b>	<b>Main</b>	<b>6`1" x 2`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 11`9"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2010007**

Zoning:  
**R-Gm**

Remarks

Pub Rmks: **NO CONDO FEE! Welcome to this gorgeous 2 storey townhome in the beautiful communit of Wolf Willow. This townhouse is almost like brand new with a DOUBLE DETACHED GARAGE. It also features a spacious open concept floor plan with lots of daylight. The main Level offers a spacious living room with an elegant electric fireplace , upgraded kitchen cabinets with a quartz counter tops , a huge dining area and a home office counter area. Great location! Just a few steps away from the park/ play ground, public transport and bike/ walk pathways!**

Inclusions:  
Property Listed By: **none**  
**RE/MAX First**

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





