

125 WOLF HOLLOW Crescent #418, Calgary T2X 5W9

MLS®#: **A2165158** Area: **Wolf Willow** Listing Date: **09/14/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall,Titled**

Finished Floor Area

Abv Sqft: **681**
 Low Sqft:
 Ttl Sqft: **681**

DOM

68
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Metal Siding ,Stucco,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Stone Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`4"	Bedroom	Main	9`7" x 10`6"
Bedroom - Primary	Main	10`9" x 10`6"	Living Room	Main	14`1" x 13`1"
Kitchen	Main	10`1" x 12`10"			

Legal/Tax/Financial

Condo Fee: **\$315** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 2312061

Remarks

Pub Rmks: *****Stunning Top-Floor Condo with Modern Touches, Underground Parking, and Affordable Condo Fees*** Welcome to this "never before lived in" unit, where modern comfort meets stylish living. Located the desirable community - Wolf Willow, this 2-bedroom, 1-bath gem offers an open floor plan that's perfect for both relaxing and entertaining. Step inside to discover the elegance of quartz countertops that grace the kitchen, providing a sleek and durable workspace. The spacious living area, bathed in natural light, creates a warm and inviting atmosphere. Enjoy the convenience of in-unit laundry, making daily chores a breeze. The unit has one unground secured parking stall with a storage locker, and extremely affordable condo fees. Wolf Willow is nestled in the breathtaking Bow River Valley, an area renowned for its stunning landscapes and outdoor activities. Whether you're into walking, boating, fishing, or simply soaking in the natural beauty, this community offers an unparalleled lifestyle. Here, you can immerse yourself in the sights, sounds, and scents of nature, all while enjoying the conveniences of urban living. As a resident, you'll enjoy easy access to the Bow River, downtown calgary, the mountains, as well as multiple paths, parks, and playgrounds. Embrace the best of both worlds with this exceptional condo—where vibrant community living meets serene natural surroundings.**

Inclusions: none
Property Listed By: MaxWell Capital Realty

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







