



THE
A-TEAM

**RE/MAX
FIRST**

125 WOLF HOLLOW Crescent #107, Calgary T2X 5W9

MLS® #: **A2165221**

Area: **Wolf Willow**

Listing Date: **09/09/24**

List Price: **\$280,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 11-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **507**
Low Sqft:
Ttl Sqft: **507**

DOM

75

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

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

Construction:
Metal Siding ,Stone,Wood Frame
Flooring:
Carpet,Ceramic Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar**
Utilities:

Room Information

Room	Level	Dimensions
Laundry	Main	3`3" x 7`3"
Dining Room	Main	6`6" x 8`2"
Bedroom - Primary	Main	10`8" x 9`0"
4pc Ensuite bath	Main	4`11" x 8`0"

Room	Level	Dimensions
Kitchen	Main	8`5" x 15`10"
Living Room	Main	11`11" x 9`0"
Walk-In Closet	Main	7`10" x 3`8"
Balcony	Main	18`4" x 7`3"

Legal/Tax/Financial

Condo Fee:
\$241

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M2

Legal Desc: **2312061**

Remarks

Pub Rmks: **Welcome to Bow360, a distinguished boutique condo building nestled in the serene Wolf Willow area. Situated in one of the most sought-after locales, this impeccably designed residence offers unparalleled living. Your new home enjoys an enviable setting near the picturesque Bow River, a splendid golf course, and charming walking/biking trails. Convenience meets luxury as Bow360 is just a 5-minute drive from grocery stores, shopping venues, boutique fitness facilities, and a diverse array of dining and entertainment options. This meticulously crafted Ash Unit on the first floor offers 507 sq.ft. (RMS Measurement) of thoughtfully designed living space and comprises 1 bedroom, 1 full bathroom, and 1 titled underground parking stall. Inside, discover exquisite details including quartz countertops, designer tile backsplash, full-height custom cabinets, large custom pantry, upgraded stainless steel appliances, in-suite laundry, and wall-mounted air conditioning. Please note, the flooring is luxury plank, not carpet, in the main living and kitchen areas. Additionally, the large patio beckons, providing an ideal space for entertaining guests or enjoying moments of tranquility in the open air. Developed by Cove Properties, one of Calgary's premier multifamily developers renowned for their dedication to quality construction, Bow360 embodies excellence in every aspect. Don't miss this opportunity to elevate your lifestyle in this exceptional residence!. Taxes are not yet fully assessed, and landscaping is scheduled for completion this month.**

Inclusions: **N/A**
Property Listed By: **Save Max Star**

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









