



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**125 WOLF HOLLOW Crescent #115, Calgary T2X 5W9**

MLS®#: **A2172079**

Area: **Wolf Willow**

Listing Date: **10/18/24**

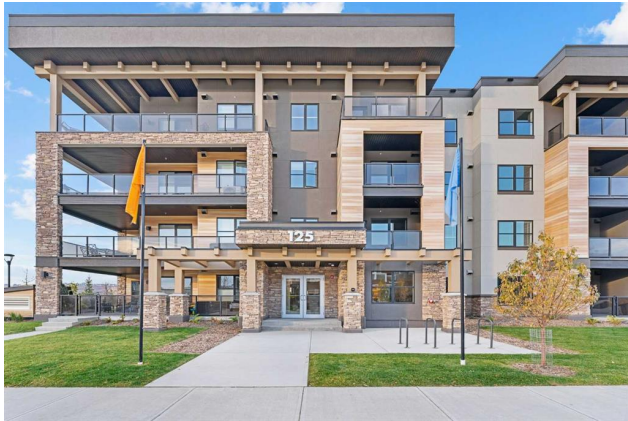
List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **607**

Low Sqft:

Ttl Sqft: **607**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**35**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Underground**

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **BBQ gas line,Lighting**

Construction:

**Metal Frame,Stone,Stucco,Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer**

Int Feat:

**Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`1" x 5`0"</b>	<b>Den</b>	<b>Main</b>	<b>10`5" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 9`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`5" x 9`4"</b>			

Legal/Tax/Financial

Condo Fee:

**\$289**

Title:

**Fee Simple**

Fee Freq:

Zoning:

**M-2**

Monthly

Legal Desc: 2312061

Remarks

Pub Rmks: **Brand New Condo | Main Level | 1 Bed + Den | 1 Bath | Air Conditioning | Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Open Floor Plan | High Ceilings | Recessed Lighting | Vinyl Plank Flooring | In Unit Laundry | Oversized Patio | Title Underground Parking Stall | Separate Storage in Underground Parking | Bike Storage Room | Secure Entry Building. Welcome to your beautiful brand new 1 bed, 1 den, 1 bath condo at the Bow360 in the serene neighbourhood of Wolf Willow surrounded by parks and walking paths! This main level unit is bright with natural light, large windows and 9ft ceilings. The open floor plan kitchen and living room adds flow to the space. The kitchen is outfitted with full height cabinets, sleek stainless steel appliances, quartz countertops and a breakfast bar with a barstool seating space. The living room is central to the unit which has a door to the spacious patio with a gas BBQ line. The oversized patio is large with space for an outdoor dining set and has a private walk-off gate that leads to the street which is great when friends come to visit! The bedroom is spacious with a good sized closet. The den is a great for a home office or can be used as a host for overnight guests! The 4pc bathroom has a deep tub/shower combo and single vanity with storage below. This unit has a stacked washer/dryer in the laundry room! This unit is outfitted with air conditioning; perfect for Calgary's hot summers! Your titled underground parking stall supplies you with a year round warm and secure space for your vehicle. The additional storage in the underground parking area is a caged storage behind your parking stall, plus this building also has a bike storage room too. The location can't be beat, The Bow360 is near the picturesque Bow River, Blue Devil Golf Course, and charming walking/biking trails. Hurry and book your showing at your brand new condo today!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Crown**

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





