



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #3113, Calgary T2X 5X2

MLS®#: **A2173715** Area: **Wolf Willow** Listing Date: **10/17/24** List Price: **\$429,900**
 Status: **Active** 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: **840**
 Low Sqft:
 Ttl Sqft: **840**

DOM

0

Layout

Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line, Private Entrance**

Construction:
Vinyl Siding, Wood Frame
 Flooring:
Vinyl Plank
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	7' 7" x 5' 0"	4pc Bathroom	Main	8' 0" x 5' 0"
Bedroom	Main	9' 2" x 11' 6"	Bedroom	Main	9' 2" x 9' 11"
Dining Room	Main	10' 3" x 8' 3"	Kitchen	Main	13' 0" x 10' 6"
Living Room	Main	11' 1" x 10' 11"	Bedroom - Primary	Main	9' 5" x 10' 9"

Legal/Tax/Financial

Condo Fee: **\$342** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Legal Desc:

2210842

Monthly

Remarks

Pub Rmks:

Discover this brand new, never lived in 3-bedroom, 2-bathroom corner unit condo in the Harlow building, completed in October 2024 by Truman. Situated in the thriving community of Wolf Willow, Calgary, this spacious ground-floor unit is filled with natural light thanks to all the large windows. The modern kitchen offers quartz countertops, a large island perfect for entertaining, and has all BRAND NEW stainless steel appliances under 1-year warranty through Coast Appliances. It also features in-suite laundry with a stacked washer-dryer, a luxurious primary bedroom with tray ceilings, a walk-in closet, and an ensuite with a glass shower. Enjoy your oversized patio with a built-in BBQ line, ideal for outdoor dining. The building offers top-notch amenities such as a pet spa, gym, courtyard with firepits, and a recreational room. The unit also includes 1 TITLED UNDERGROUND PARKING stall and 1 TITLED storage locker. Wolf Willow is a unique community with themed parks (dog, fish, insect, bison, and more), environmental reserves, future schools, and trails along the Bow River. With easy access to transit routes (444 and 168) and the Somerset-Bridlewood LRT, plus nearby shopping, childcare, and recreation facilities, this home is perfectly situated just off Stoney Trail for quick commutes. The unit comes with full 1-year warranty coverage, providing you peace of mind in your brand-new home.

Inclusions:

N/A

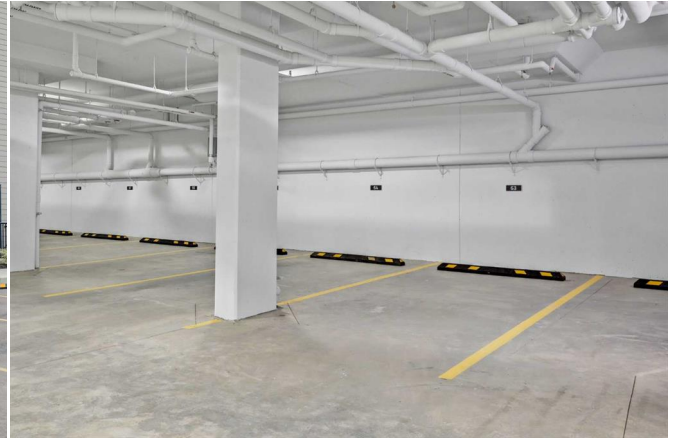
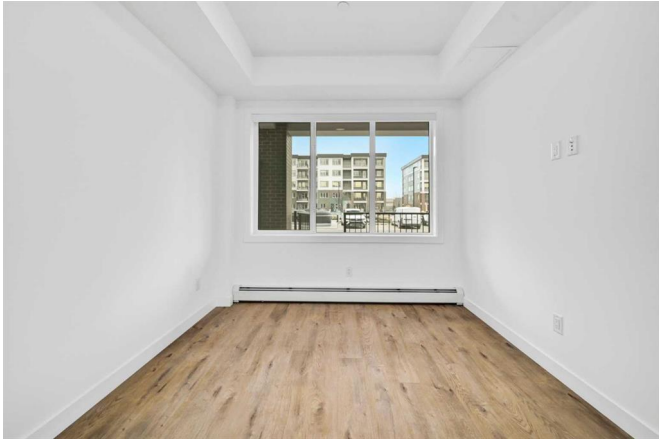
Property Listed By:

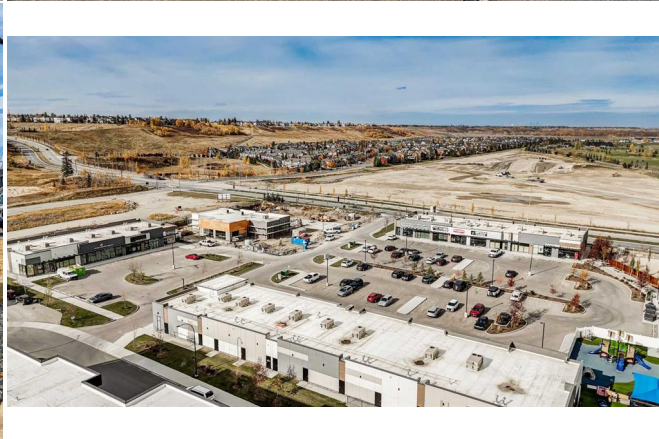
RE/MAX Real Estate (Central)

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











3113-111 Wolf Creek Dr SE, Calgary, AB

1st Floor Exterior Area 805.51 sq ft
Interior Area 843.37 sq ft



0 3 6

PREPARED: 2024/10/18

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

