



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #3407, Calgary T2X 5X2

MLS® #: **A2173968** Area: **Wolf Willow** Listing Date: **10/18/24** 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:

Underground

Finished Floor Area

Abv Sqft: **700**

Low Sqft:

Ttl Sqft: **700**

DOM

35

Layout

Beds: **2 (2)**

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: **Balcony,Storage**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Elevator,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	5`6" x 7`5"	4pc Bathroom	Main	8`5" x 5`0"
Bedroom	Main	12`0" x 9`2"	Den	Main	6`1" x 9`6"
Kitchen	Main	11`1" x 11`10"	Living Room	Main	11`4" x 10`4"
Bedroom - Primary	Main	11`2" x 9`3"			

Legal/Tax/Financial

Condo Fee: **\$304** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **2411894**

Remarks

Pub Rmks: **Discover modern living in this brand new constructed, never occupied 2 bedroom, 2 full bathroom apartment located on the top floor of a newly built vibrant community of Wolf Willow along with underground titled parking. The unit is perfectly situated for easy access while the sun-filled home offers a seamless blend of style, comfort, durability and convenience. The open concept living space is bathed in beautiful natural light, while the sleek, modern beautiful kitchen is equipped with brand new high end appliances and marvelous quartz countertops. This apartment comes with brand new appliances and convenience of a separate in-unit laundry. The next door complex gives you access to a full gym, pet wash area and also, have an access to your assigned indoor storage. You can book a wonderful, classy furnished common room with projector and balcony for your special days. This community boasts abundant green spaces, ideal for enjoying outdoor activities and nature at the same time. This is the perfect home for the ones, seeking a new build in a peaceful neighborhood with a sun-lit retreat in a friendly community. Contact your realtor today to book a showing for this stunning top floor unit and you won't be disappointed!**

Inclusions:
Property Listed By: **n/a
Prep Ultra**

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









