



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 WOLF CREEK Drive #4409, Calgary T2X 5X2**

MLS®#: **A2175672**

Area: **Wolf Willow**

Listing Date: **10/26/24**

List Price: **\$427,900**

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:

Finished Floor Area  
Abv Sqft: **684**  
Low Sqft:  
Ttl Sqft: **684**

**Underground**

DOM

**26**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**  
Int Feat: **Kitchen Island, Stone Counters, Walk-In Closet(s)**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$288**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Fee Freq:  
**Monthly**

Legal Desc: **2411894**

Remarks

Pub Rmks: **OFFERING 6 MONTHS OF CONDO FEES WITH PURCHASE! Welcome to this stunning TOP-FLOOR, 2-bedroom + DEN, 2-bathroom condo nestled in the vibrant community of Wolf Willow. This unit has great views and is conveniently located across from the storage locker and elevators in the building. Located in the building with the AMENITIES including a PET SPA & GYM. This condo is ideal for those seeking comfort, style, and convenience in a rapidly growing neighborhood. The open-concept layout invites natural light and offers a tranquil balcony, where you can unwind with guests, have your morning coffee or relax in style. Inside, quality craftsmanship is evident, featuring luxurious vinyl plank flooring and lofty ceilings that add to the spacious feel. The kitchen is a chef's dream, complete with full-height cabinetry, soft-close doors and drawers, a pantry, and a sleek stainless-steel appliance package. The elegant quartz eat-up bar offers the perfect spot for casual dining or entertaining friends and family. Retreat to the primary suite, designed for relaxation with a walk-through closet leading to a private 3-piece ensuite. An additional bedroom and a beautiful 4-piece main bath make this layout both functional and inviting, complimenting the unit with a den for an office or extra space. With convenient bike storage and proximity to playgrounds, scenic pathways, golf, and shopping, you'll be ideally located to enjoy all that Wolf Willow has to offer.**

Inclusions: **n/a**  
Property Listed By: **The Real Estate District**

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













