



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK DRIVE SE Drive #4214, Calgary T2X5X2

MLS® #: **A2175968**

Area: **Wolf Willow**

Listing Date: **10/29/24**

List Price: **\$394,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **838**
Low Sqft:
Ttl Sqft: **838**

DOM

85
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall**

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Composite Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	130`0" x 10`6"	Dining Room	Main	10`0" x 8`3"
Living Room	Main	11`0" x 11`0"	Bedroom - Primary	Main	10`9" x 9`5"
Bedroom	Main	10`0" x 9`2"	Bedroom	Main	11`6" x 9`2"
3pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411894**

Remarks

Pub Rmks: **Price improvement for quick sale! New THREE-BEDROOM, TWO-BATHROOM unit complete with TITLED UNDERGROUND PARKING and a designated STORAGE LOCKER (cost about CAD \$5,000) in the vibrant community of Wolf Willow, nestled along the scenic Bow River. This unit showcases a spacious open-concept layout featuring a kitchen with full-height cabinetry, soft-close doors and drawers, stainless steel appliances, tiled backsplash, quartz countertops, and a generous island with an eating bar. The bright and welcoming living room opens onto a large deck perfect for relaxation. Thoughtfully designed for privacy, the floorplan places the primary bedroom—with its walkthrough closet and ensuite bathroom—on the opposite side of the unit from the second and third bedrooms, which are conveniently close to a four-piece main bathroom. Completing the unit is an in-suite laundry area, adding practicality to the modern, elegant design with sleek finishes and neutral tones throughout. The building's extensive amenities include a pet spa, gym, courtyard with firepits, and a party room. Wolf Willow itself is a unique community, featuring themed parks (including dog, fish, insect, and bison themes), environmental reserves, commercial amenities, and trails along the Bow River. Be the first to enjoy this beautiful 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











