



THE
A-TEAM

**RE/MAX
FIRST**

125 WOLF HOLLOW Crescent #317, Calgary T2X 5W9

MLS® #: **A2177495**

Area: **Wolf Willow**

Listing Date: **11/05/24**

List Price: **\$424,900**

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: **839**

Low Sqft:

Ttl Sqft: **839**

DOM

18

Layout

Beds: **2 (2)**

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:

Heated Garage, Parkade, Stall, Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

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

Construction:

Metal Siding ,Stone,Stucco,Wood Frame

Flooring:

Carpet, Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Int Feat:

No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`10" x 12`1"	Living Room	Main	14`5" x 12`5"
Bedroom - Primary	Main	11`3" x 10`1"	3pc Ensuite bath	Main	8`3" x 4`11"
Bedroom	Main	10`0" x 10`1"	4pc Bathroom	Main	8`4" x 4`11"
Dining Room	Main	9`1" x 10`3"			

Legal/Tax/Financial

Condo Fee:

\$385

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

M-2

Legal Desc:

2312061

Remarks

Pub Rmks: *****Watch the 3D and Video Virtual Tour***. Centralized Air-Conditioned, Experience luxury and modern elegance in this stunning two-bedroom, two-bathroom condo, perfectly positioned in the serene Wolf Willow community along the Bow River Valley. Blending comfort with contemporary style, this newly built 839 sq ft residence invites you with high-end finishes and captivating flooring for a refined living experience. Step into an airy open floor plan with soaring ceilings that enhance the sense of space. The gourmet kitchen, adorned with sleek quartz countertops and abundant cabinetry, inspires culinary creativity and is perfect for entertaining. The kitchen flows into a spacious living room, which opens to a large balcony—ideal for hosting friends or enjoying quiet moments outdoors. Retreat to the primary bedroom, featuring a generous walk-through closet and private ensuite bathroom, offering both privacy and convenience. The versatile second bedroom can serve as a cozy guest room, home office, or creative space. The spa-like 4-piece bathroom is elegantly appointed with stone countertops, full-height tile, and a deep tub for relaxing soaks. Additional conveniences include in-suite laundry, a personal storage locker, and titled underground parking. Ideally located, this condo offers proximity to parks, schools, golf courses, fishing spots, and shopping centers. Quick access to Stoney Trail and other transit options ensures effortless travel around the city. Explore the natural beauty of nearby Fish Creek Provincial Park and Blue Devil Golf Club, or take advantage of nearby Macleod Trail, bike paths, and the Somerset-Bridlewood LRT station. Call your preferred real estate agent today to arrange a private viewing and step into your new lifestyle!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









