



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #2101, Calgary T2X 5X2

MLS® #: **A2180272** Area: **Wolf Willow** Listing Date: **11/22/24** List Price: **\$372,900**
 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: **621**

Low Sqft:

Ttl Sqft: **621**

DOM

29

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Playground, Private Entrance, Storage**

Construction: **Composite Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	11`3" x 13`9"	Living Room	Main	10`9" x 11`3"
Bedroom - Primary	Main	9`0" x 10`2"	Bedroom	Main	9`0" x 10`2"
4pc Bathroom	Main	4`10" x 7`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$261

Fee Simple

M-2

Fee Freq:
Monthly

Legal Desc: 2411894

Remarks

Pub Rmks: **2024 BRAND NEW BUILT - NEVER OCCUPIED | MAIN FLOOR | CORNER UNIT | HEATED UNDERGROUND TITLED PARKING | STORAGE LOCKER | PET FRIENDLY | 2 BED 1 BATH | GYM | PARTY ROOM | Enter this immaculate, brand-new condo that has never been occupied. It was constructed in 2024 and is situated in the thriving, in-demand Wolf Willow neighborhood. With its open-concept floor layout and chic design elements, this sleek and modern two-bedroom, one-bath apartment provides the ideal balance of modern living and functionality. A large foyer greets you as soon as you walk in, complete with a separate closet for coats and shoes, which immediately adds convenience. The gorgeous kitchen, which has a wide quartz island, top-of-the-line stainless steel appliances, and an abundance of cabinets to accommodate all your storage needs, is the focal point of the house. The kitchen's smooth transition into the living room provides the perfect arrangement for both daily use and entertaining. The spacious and light-filled living area opens onto a private balcony, offering a calm area to relax and take in the scenery. The main floor unit will give you a convenience entrance from your private deck. With plenty of space and a spacious walk-in closet that opens directly into the bathroom for added convenience, the main bedroom is a veritable haven. Then the second spacious bedroom is ideal for family or visitors. The house also has an in-suite laundry, which makes everyday chores a snap. Additionally, this apartment has titled heated underground parking to keep your car safe and warm throughout Calgary's bitterly cold winters. To make pet ownership easier, there is a dog park close by and a pet spa inside the building. Residents also have access to a large bike storage area for cyclists, the lounge room for your parties, and a well-equipped fitness room to keep active. The neighborhood is a great area to call home since it has a lot of outdoor attractions, such as parks, green space, shopping, and charming paths along the Bow River. To start imagining yourself living in the vibrant, dynamic community of Wolf Willow, schedule a viewing right now.**

Inclusions: N/A
Property Listed By: CIR Realty

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









