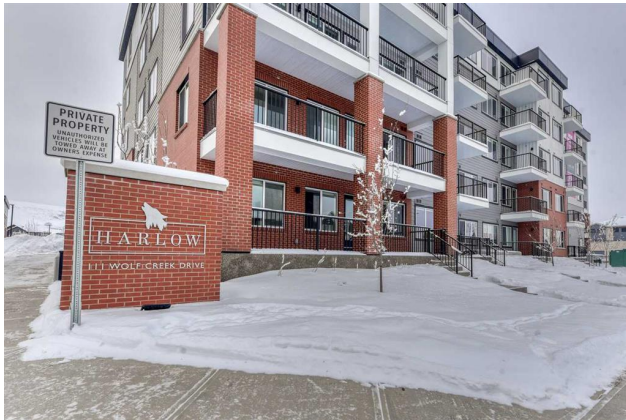


111 WOLF CREEK Drive #1109, Calgary T2X 5X2

MLS®#: **A2181194** Area: **Wolf Willow** Listing Date: **11/28/24** List Price: **\$356,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 17-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **685**
 Low Sqft:
 Ttl Sqft: **685**

DOM
54
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Baseboard** Flooring: **Vinyl**
 Sewer: Ext Feat: **None** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`4" x 7`6"	4pc Bathroom	Main	7`8" x 4`10"
Bedroom	Main	12`6" x 9`1"	Kitchen	Main	10`11" x 11`9"
Living Room	Main	11`3" x 10`3"	Office	Main	5`11" x 9`6"
Bedroom - Primary	Main	11`1" x 9`1"			

Legal/Tax/Financial

Condo Fee: **\$288** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **2411894**

Remarks

Pub Rmks: **Discover contemporary living at its finest in Harlow Condos by Truman located in the exciting new community of Wolf Willow where you'll experience the convenience of urban amenities coupled with the peace and tranquility of nature all nestled along the Bow River. This brand new 2 bedroom plus den condo is everything you want in a modern home - simple clean lines, seamless flow throughout, an abundance of natural light and elegant minimalist fixtures. In the sleek and well equipped kitchen you'll find gleaming stainless steel appliances, frameless ceiling height European style cabinetry in a cool grey wood tone, Quartz countertops and a centre island with seating. The kitchen is open to the living room which is flooded with natural light and provides direct access to your ground floor patio area. This unit features 2 nice sized bedrooms including the primary complete with a large walk through closet and ensuite bath. The second bedroom conveniently located next to the main bath is ideal for a child's room, guest room or maybe for a room mate. This unit also has a small office space where you can work or study from home without interruption. This would also make a perfect yoga or meditation room. Convenient in-suite laundry rounds out this perfect unit. This complex includes a host of amenities designed to enhance your lifestyle. Stay active in the well-equipped gym or enjoy gatherings in the owners' lounge (by reservation.) There is even a pet spa to pamper your furry friend. Titled underground parking, plenty of visitor parking plus convenient bike storage makes it easy to explore the beautiful surroundings. You're going to love living in the vibrant and growing community of Wolf Willow where you can enjoy outdoor living at its finest with 9 kms of pathways, 7 playgrounds, a central promenade and don't forget Woof Willow - a 9 acres off leash park complete with agility equipment. You can live immersed in nature without sacrificing easy access to all amenities including schools, shopping, restaurants and more. Come take a tour and see what it's all about.**

Inclusions: **none**
Property Listed By: **RE/MAX Key**

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







1109-111 Wolf Creek Drive SE, Calgary, AB

Math Floor: Interior Area 855.51 sq ft



0 3 6 ft

PREPARED: 2024/11/27



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

