



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 WOLF CREEK Drive #2314, Calgary t2x5x2**

MLS® #: **A2181526**

Area: **Wolf Willow**

Listing Date: **11/28/24**

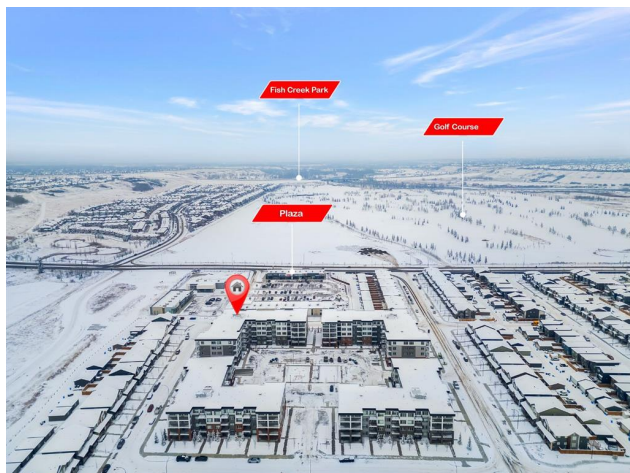
List Price: **\$475,000**

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:

Finished Floor Area

Abv Sqft: **854**  
Low Sqft:  
Ttl Sqft: **854**

DOM

**23**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Baseboard**  
Heating:  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$355**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **2210842**

Remarks

Pub Rmks: **Location, location! Brand new \*3 bedroom\* unit next to Fish Creek Park, the river, golf course, hospital, amenities and more! Featuring: 3 BEDROOM | UNDERGROUND PARKING | NEXT TO AMENITIES | PET GROOMING / GYM / PARTY ROOM | FISH CREEK PARK & more. All located in SE Calgary's 'Wolf Willow' - including 2 schools, 10 parks, 7 playgrounds, 1 dog park, and central promenade. Never lived in, this unit is ready for its first owners to enjoy. Step inside to a sun soaked open floor plan that has timeless finishes. The centre piece of the main living area is a gorgeous white kitchen featuring: bright white cabinetry, SS appliances included, subway tile backsplash, cabinets to ceiling, eating island w/ place for stools & more! Adjacent to the kitchen is a den/flex space - perfect for a study room, and a family room off the balcony. There is no wasted space in this unit as the layout offers 3 bedrooms! 1 being the primary retreat that has walk in closet and its own private ensuite retreat. The ensuite has a walk in shower, toilet and vanity. Quartz counters extend throughout the kitchen and bathrooms! This unit has a laundry room and comes included with the washer / dryer units. Off the main living is a massive balcony that is hard to come by, where you can enjoy a BBQ, views of the hills, or just hang out! This unit comes included with extras like all window coverings, beautiful plank flooring, built in cabinets & more. Additionally, there is underground parking. Pair this with the complex that has self-serve pet grooming centre, a party room, and gym you'll have many of what you need at your footsteps daily. This community offers a dark park close, river access, fish creek park, and tons of amenities like 2m walk to child care, dental, health, and general stores as well as hospital! With so much to offer, this unit would be a great place to call home. Book your viewing today before it's gone.**

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX Real Estate (Mountain View)**

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



