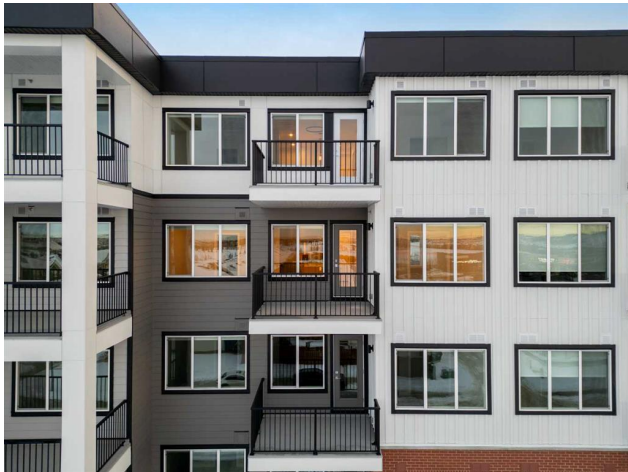




**111 WOLF CREEK Drive #1410, Calgary T2X 5X2**

MLS® #: **A2182763**      Area: **Wolf Willow**      Listing Date: **12/09/24**      List Price: **\$368,500**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 10-Feb**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **688**  
 Low Sqft:  
 Ttl Sqft: **688**

DOM  
**75**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**  
 Heating: **Baseboard,Radiant**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard,Playground**  
 Construction: **Brick,Cement Fiber Board,Composite Siding,Vinyl Siding**  
 Flooring: **Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers**  
 Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     | <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>    |
|--------------------------|--------------|-----------------------|---------------------|--------------|----------------------|
| <b>3pc Ensuite bath</b>  | <b>Main</b>  | <b>5`5" x 7`5"</b>    | <b>4pc Bathroom</b> | <b>Main</b>  | <b>7`8" x 4`11"</b>  |
| <b>Bedroom</b>           | <b>Main</b>  | <b>12`5" x 9`0"</b>   | <b>Den</b>          | <b>Main</b>  | <b>5`10" x 9`5"</b>  |
| <b>Kitchen</b>           | <b>Main</b>  | <b>10`11" x 11`9"</b> | <b>Living Room</b>  | <b>Main</b>  | <b>11`3" x 10`4"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>11`0" x 9`0"</b>   |                     |              |                      |

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$288

Fee Simple

M-2

Fee Freq:  
Monthly

Legal Desc: 2411894;601

Remarks

Pub Rmks: **Discover modern 2 bed 2 bath living with unobstructed scenic views of Calgary in stunning New Harlow Condos in the Wolf Willow community. Ideal for both investors and homeowners, the apartment offers a seamless blend of comfort, style, and convenience. This unit features over 688 sqft open-concept living space. Both bedrooms are generously sized with ample closet space, and the primary suite features a private en-suite bathroom. Modern kitchen is sleek and equipped with brand-new high-end appliances and stunning quartz countertops. The unit also contains an in-suite washer/dryer for your convenience. Outside, find an outdoor fire pit, playground, and electric vehicle charging stations. The community boasts abundant green spaces, ideal for enjoying outdoor activities or unwinding in nature. This community is perfect for outdoor enthusiasts with close proximity to Bow River and the stunning Fish Creek Park. Golf enthusiasts will love being only a five-minute drive from the Blue Devil Golf Course. Buyers will also have access to a pet wash on the main floor of the neighboring complex. That's not all—you'll also save hundreds in gym memberships and hall rentals, as you'll have access to a gym in the neighboring complex and a party room that can be booked in this complex for various celebrations. This is the perfect home for those seeking a new build in a peaceful community in a friendly neighborhood. Schedule a tour today and experience it for yourself!**

Inclusions: N/A  
Property Listed By: Royal LePage Mission Real Estate

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









