



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #1410, Calgary T2X 5X2

MLS® #: **A2182763** Area: **Wolf Willow** Listing Date: **12/09/24** List Price: **\$399,000**
 Status: **Active** County: **Calgary** Change: **-\$16k, 18-Dec** 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: **Underground**

Finished Floor Area

Abv Sqft: **688**
 Low Sqft:
 Ttl Sqft: **688**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

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

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

Condo Fee:
\$288

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411894;601**

Remarks

Pub Rmks: **Discover modern 2 bed 2 bath PENTHOUSE 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











