

**111 WOLF CREEK Drive #1315, Calgary t2x5x2**

MLS®#: **A2183452** Area: **Wolf Willow** Listing Date: **12/13/24** List Price: **\$399,999**  
 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:

Finished Floor Area  
 Abv Sqft: **841**  
 Low Sqft:  
 Ttl Sqft: **841**

**Underground**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard,Fire Pit,Lighting,Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator**  
 Int Feat: **Granite Counters,High Ceilings,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`9" x 9`0"	Bedroom	Main	9`3" x 9`0"
Bedroom - Primary	Main	10`8" x 9`5"	Living Room	Main	10`10" x 10`0"
4pc Bathroom	Main	7`9" x 4`11"	Dining Room	Main	8`3" x 5`5"
Balcony	Main	6`9" x 29`6"	3pc Ensuite bath	Main	4`11" x 7`7"

Legal/Tax/Financial

Condo Fee: **\$342** Title: **Fee Simple** Zoning: **N/A**

Fee Freq:  
**Monthly**

Legal Desc: **2411894;570**

Remarks

Pub Rmks: **Don't miss out on the chance to live in the hottest new community—Wolf Willow! This stunning, brand-new third-floor apartment has everything you've been looking for: 3 spacious bedrooms, 2 sleek bathrooms, and a modern design that screams style. Designed by the renowned Truman, you know it's built to impress. Picture this: sunlight pouring into your open-concept living space, highlighting those luxurious quartz countertops in the kitchen. Cooking has never looked this good. Step outside and discover even more to love—an outdoor fire pit, EV charging stations, and green spaces that are perfect for weekend adventures. But that's not all. You'll be just steps from the Bow River, moments from the breathtaking Fish Creek Park, and five minutes from Blue Devil Golf Course. Got pets? They'll adore the nearby dog park, and you'll love the convenient pet wash facilities. Fitness junkies, rejoice— this condominium includes access to a gym and a party room for hosting epic gatherings. Opportunities like this don't come around often. Live the lifestyle everyone's talking about! Schedule your viewing today and make Wolf Willow your new home before someone else does.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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







