



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #2212, Calgary T2X 5X2

MLS® #: **A2184024** Area: **Wolf Willow** Listing Date: **01/02/25** List Price: **\$353,900**
 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:

Titled, Underground

Finished Floor Area

Abv Sqft: **691**
 Low Sqft:
 Ttl Sqft: **691**

DOM

30
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction:
Composite Siding
 Flooring:
Vinyl Plank
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	11`3" x 11`8"
Bedroom - Primary	Main	11`1" x 9`1"
Bedroom	Main	9`1" x 9`7"
Den	Main	6`0" x 6`0"
Balcony	Main	6`8" x 9`4"

Room	Level	Dimensions
Living Room	Main	8`1" x 10`2"
3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$288

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2411894**

Remarks

Pub Rmks: **Discover this stunning 2-Bedroom, 2-Bathroom condo with Den and 1 Titled Underground parking stall, located on the second floor of the vibrant and growing Wolf Willow community. Surrounded by playgrounds, pathways, golf courses, and shopping, this dynamic neighborhood offers a warm and welcoming atmosphere for all lifestyles. Step inside this open-concept home, thoughtfully designed for modern living. The den provides the perfect space for a home office, while the high ceilings and luxurious vinyl plank flooring create an airy and inviting ambiance throughout the living areas. The kitchen is a chef's dream, featuring full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, a pantry, and an eat-up bar with elegant quartz countertops—perfect for casual dining or entertaining. The primary Bedroom is a private retreat with a spacious walk-through closet and a 3-piece Ensuite. An additional Bedroom, a 4-piece main Bathroom, and convenient in-suite laundry complete the layout, ensuring comfort and practicality. Beyond your home, indulge in the exclusive amenities that Harlow Condos has to offer. Pamper your furry friends at the pet spa, stay fit in the fully equipped gym, host gatherings in the stylish owners' lounge, and take advantage of the convenient bike storage for exploring the beautiful surroundings. Bright, airy, and move-in ready, this home offers the perfect opportunity to embrace the exceptional TRUMAN lifestyle. Photo Gallery of a Similar Unit.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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







