



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #2411, Calgary T2X 5X2

MLS® #: **A2184153** Area: **Wolf Willow** Listing Date: **12/18/24** List Price: **\$384,900**
 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: **683**
 Low Sqft:
 Ttl Sqft: **683**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Brick, Composite Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Granite Counters, Kitchen Island**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`0" x 11`9"	Den	Main	6`0" x 9`6"
Living Room	Main	11`2" x 10`1"	Bedroom	Main	11`9" x 9`1"
Bedroom - Primary	Main	10`11" x 9`1"	3pc Ensuite bath	Main	5`6" x 7`3"
4pc Bathroom	Main	8`3" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$288** Title: **Fee Simple** Zoning: **M-2**

Legal Desc: 2411894

Fee Freq:
Monthly

Remarks

Pub Rmks: **Do not miss out this brand-new 2 bedrooms plus Den condo, ready to move in. Walk in the front door, expose to the all white full - height cabinetry with soft-close doors and drawers, stainless steel appliances, matching white quartz countertops. Over looking through the Livingroom, with Patio door to the balcony, with view over the shopping plaza across the street. there is pet spa, gym, owner lounge, bike storage available.**

Inclusions: **none**
Property Listed By: **URBAN-REALTY.ca**

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









