



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111 WOLF CREEK Drive #1203, Calgary T2X 5X2**

MLS® #: **A2184653**      Area: **Wolf Willow**      Listing Date: **01/16/25**      List Price: **\$370,000**  
 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: **SF | SM**

Access:  
 Lot Feat: **City Lot**  
 Park Feat: **Stall, Titled**

Finished Floor Area

Abv Sqft: **617**  
 Low Sqft:  
 Ttl Sqft: **617**

DOM

**6**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

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, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>44`3" x 46`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>45`8" x 37`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>33`8" x 29`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>28`2" x 24`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>33`8" x 29`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$261**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **2411894**

Remarks

Pub Rmks: **Stunning 2-Bedroom Condo in the Vibrant Wolf Willow Community Be the first to live in this brand-new 2-bedroom, 1-bathroom condo by Truman, nestled in the up-and-coming Wolf Willow neighborhood. This modern home boasts an open-concept design with large windows that flood the space with natural light, and high-end finishes throughout. The stylish kitchen features Whirlpool stainless-steel appliances, quartz countertops, and a spacious island perfect for entertaining or casual dining. The primary bedroom offers a peaceful retreat with a walk-in closet, while the second bedroom is flexible enough for guests, home office or a nursery. A sleek 4-piece bathroom and convenient in-suite laundry add to the home's appeal. Enjoy resort-style amenities, including a pet spa, fully equipped gym, owners' lounge. Plus, you'll have the added convenience of one titled parking space, assigned storage and private balcony. This move-in-ready condo offers an incredible opportunity to own a home in a community bordering Fish creek park, the Blue Devil Golf Course and the Bow River. Schedule a tour today and make this beautiful space your new home!**

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

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





