



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #2403, Calgary T2X 5X2

MLS®#: **A2185240**

Area: **Wolf Willow**

Listing Date: **01/03/25**

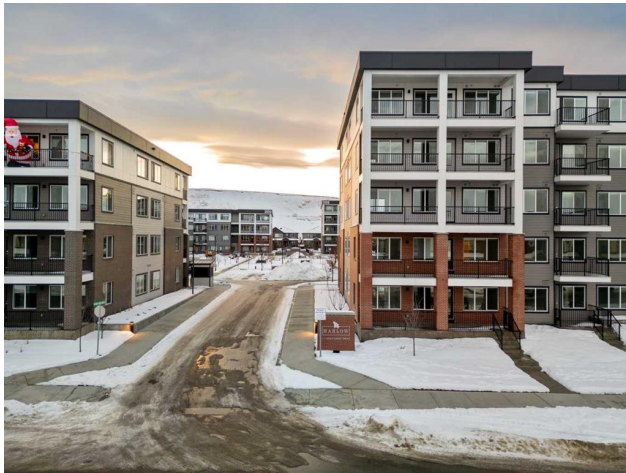
List Price: **\$327,997**

Status: **Pending**

County: **Calgary**

Change: **-\$13k, 21-Feb**

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: **Stall**

Finished Floor Area

Abv Sqft: **620**
Low Sqft:
Ttl Sqft: **620**

DOM

69
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**

Sewer:
Ext Feat: **Balcony,Barbecue,Garden,Playground**

Construction: **Composite Siding**

Flooring: **Vinyl Plank**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Range,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Elevator,High Ceilings,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room Level
4pc Bathroom **Main**
Dining Room **Main**
Bedroom - Primary **Main**
Dimensions
27`3" x 23`11"
45`7" x 37`1"
33`2" x 29`6"

Room Level
Bedroom **Main**
Kitchen **Main**
Dimensions
33`2" x 29`2"
45`11" x 45`3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$267

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2411894

Remarks

Pub Rmks: **Welcome to your new home on the 4th floor of a modern, vibrant building in the fast-growing Wolf Creek community. This bright and airy unit features 2 bedrooms, 1 bathroom, and the convenience of in-suite laundry. With its brand-new stainless steel appliances and a spacious, open-concept design, this condo offers a perfect blend of comfort and style. Step out onto your private balcony to enjoy some fresh air and take in the views. In addition to the unit's sleek interior, the building offers fantastic amenities, including a state-of-the-art fitness center, a lounge room for social gatherings, and parking stalls for electric vehicles. Your unit also comes with a titled parking stall and a storage locker, ensuring plenty of space for both your car and your belongings. The location is ideal—near top-rated schools, excellent restaurants, and convenient grocery stores. For outdoor enthusiasts, you'll love the nearby access to the Bow River, Fish Creek Park, and the Blue Devil Golf Course. Wolf Creek provides the perfect mix of peaceful living with easy access to everything you need. Don't miss the chance to live in this well-connected, exciting community! Schedule your viewing today!**

Inclusions: N/A
Property Listed By: Real Broker

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









