



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #2201, Calgary T2X 5X2

MLS® #: **A2186370**

Area: **Wolf Willow**

Listing Date: **01/08/25**

List Price: **\$348,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **633**

Low Sqft:

Ttl Sqft: **633**

DOM

14

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Private Electric Vehicle Charging Station(s),Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`6" x 7`11"
Bedroom	Main	9`2" x 12`5"
Laundry	Main	4`5" x 7`11"

Room	Level	Dimensions
Bedroom	Main	10`9" x 9`1"
Kitchen With Eating Area	Main	11`9" x 10`1"
Living Room	Main	11`11" x 11`1"

Legal/Tax/Financial

Condo Fee:
\$270

Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: 2411894

Remarks

Pub Rmks: **Looking to set out on your own in a brand new home, in a brand new neighbourhood then this is the perfect place for you. Harlow is a newly developed condo set in the pristine community of Wolf Willow steps away from the idyllic Fish Creek Park which offers meandering pathways along the Bow River. This second floor unit is waiting for you to come home and create a stunning design aesthetic based off this clean modern style. With high ceilings and vinyl plank floors this home is an amazing canvas for you to create a luxurious living space to call your own. The kitchen boasts quartz countertops and stainless steel appliances, a fantastic space for creating culinary experiences for any palate. The living space offers a balcony, providing a great space to enjoy the warm summer months with a beverage in hand. With your own washer and dryer, titled underground parking and bike storage, this home helps keep your lifestyle carefree for all your life's adventures. Along with visitor parking and electric car chargers this condo is pet friendly allowing you to keep your furry friends nestled in your home oasis. This condo offers a fitness centre as well as an owners lounge creating the perfect location for all your lifestyle needs. Being close to Blue Devil Golf course and many shopping amenities close by, this home ensures many easy adventures close to home. Harlow is a picturesque place to set down roots and build a home to call your own giving you the ease of life you are looking for all paired with a modern space especially designed for you.**

Inclusions: N/A
Property Listed By: CIR Realty

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







