



THE
A-TEAM

**RE/MAX
FIRST**

175 WOLF HOLLOW Crescent #203, Calgary X0X 0X0

MLS® #: **A2189412** Area: **Wolf Willow** Listing Date: **01/22/25** List Price: **\$545,895**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2026**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **1,112**
 Low Sqft:
 Ttl Sqft: **1,112**

DOM

8

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **In Floor,Natural Gas,Radiant**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`0" x 9`11"	Living Room	Main	19`2" x 10`9"
Dining Room	Main	17`1" x 9`6"	4pc Bathroom	Main	8`3" x 5`0"
Bedroom - Primary	Main	14`10" x 9`11"	3pc Ensuite bath	Main	9`11" x 5`0"
Walk-In Closet	Main	7`10" x 4`8"	Bedroom	Main	13`10" x 10`1"
Walk-In Closet	Main	6`7" x 4`8"	Laundry	Main	4`3" x 3`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$602

Fee Simple

M2

Fee Freq:
Monthly

Legal Desc: 0000000

Remarks

Pub Rmks: **Welcome to the The BANKS, a distinguished boutique condo building nestled in the serene Wolf Willow area. Situated in one of the most sought-after locales, this impeccably designed residence offers unparalleled living. Your new home enjoys an enviable setting near the picturesque Bow River, a splendid golf course, and charming walking/biking trails. Convenience meets luxury as the Banks is just a 5-minute drive from grocery stores, shopping venues, boutique fitness facilities, and a diverse array of dining and entertainment options. This meticulously crafted GRAMERCY C Unit offers 1112 sq.ft. (RMS Measurement) and 1208 sq.ft. (Architectural Measurement) of thoughtfully designed living space and comprises 2 bedrooms, 2 full bathroom, exceptional open floor plan design with bedrooms on opposite sides of the unit, and 1 titled underground parking stall. Inside, discover exquisite details including quartz counter-tops, designer tile back-splash, custom cabinetry, stainless steel appliances, in-suite laundry, and (optional) wall-mounted air conditioning to keep you cool in the hot summer months. Additionally, the large patio beckons, providing an ideal space for entertaining guests or enjoying moments of tranquility in the open air. Developed by Cove Properties, one of Calgary's premier multifamily developers renowned for their dedication to quality construction, THE BANKS embodies excellence in every aspect. Don't miss this opportunity to elevate your lifestyle in this exceptional residence! Contact your agent today to arrange a viewing during The BANKS at Wolf Willow show suite hours. The BANKS offers a variety of unit types and price points, ranging from charming one-bedroom layouts to spacious and luxurious two-bedroom + den options. This unit is currently under construction, tentative completion is Spring/Summer 2026, taxes are not yet fully assessed, postal code has not been allocated, photos are of the BANKS show suite and not of the actual unit.**

Inclusions: N/A
Property Listed By: Century 21 Bamber Realty LTD.

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



