



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #2406, Calgary T2X5X2

MLS® #: **A2191430**

Area: **Wolf Willow**

Listing Date: **01/31/25**

List Price: **\$369,900**

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: **695**
Low Sqft:
Ttl Sqft: **695**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Access:

Lot Feat:
Park Feat: **Heated Garage,Parkade,Stall,Titled,Underground**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard**
Sewer:
Ext Feat: **Storage**

Construction: **Brick,Composite Siding,Concrete,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`0" x 10`7"	Kitchen	Main	12`0" x 11`2"
Den	Main	9`6" x 6`9"	Bedroom - Primary	Main	11`0" x 9`1"
Bedroom	Main	11`10" x 9`1"	3pc Ensuite bath	Main	7`5" x 5`5"
4pc Bathroom	Main	8`3" x 4`10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$300

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2411894

Remarks

Pub Rmks: **Welcome to this stunning, never-before-lived-in 2-bedroom, 2-bathroom condo with a versatile den, offering just under 700 sq ft of contemporary living space and 1 convenient underground parking stall. Located in the highly sought-after community of SE Calgary, this brand-new unit is perfect for professionals, small families, or anyone seeking modern comfort with convenience. As you step into this immaculate condo, you'll be greeted by a spacious, open-concept living area filled with natural light. The sleek kitchen is equipped with brand-new stainless steel appliances, including a fridge, stove, microwave, and dishwasher, making it ideal for cooking and entertaining. Plus, enjoy the convenience of an in-suite washer and dryer. One of the key features of this home is its well-designed layout, with the bedrooms located on opposite sides of the unit—providing excellent privacy. The den offers the flexibility to be used as a home office, a cozy reading nook, or even a small pet space (pending condo board approval). Both bathrooms are full-sized, ensuring comfort for everyone in the household. Located in a growing community, this condo is close to a variety of amenities including shopping, restaurants, and parks. Whether you need to grab groceries, enjoy a meal, or simply take a walk in the nearby green spaces, everything is within easy reach, making it a fantastic spot for young families. This unit is ideal for those looking for a brand-new, hassle-free living experience with all the modern finishes. Book your showing today!**

Inclusions: **See Appliances**
Property Listed By: **Grassroots Realty Group**

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









