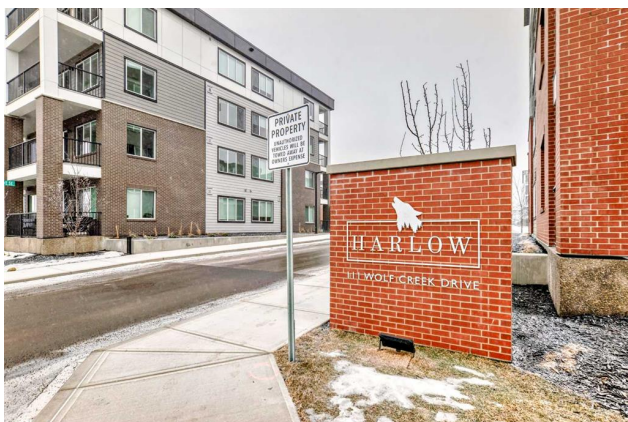


**111 WOLF CREEK Drive #1312, Calgary T2X 5X2**

MLS®#: **A2191897**      Area: **Wolf Willow**      Listing Date: **02/03/25**      List Price: **\$351,900**  
 Status: **Active**      County: **Calgary**      Change: **+\$52k, 08-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:

**Underground**

Finished Floor Area

Abv Sqft: **692**  
 Low Sqft:  
 Ttl Sqft: **692**

DOM

**19**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>8`2" x 10`3"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`2" x 11`8"</b>
<b>Entrance</b>	<b>Main</b>	<b>2`5" x 3`8"</b>	<b>Den</b>	<b>Main</b>	<b>5`11" x 5`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`11" x 3`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 9`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`7" x 6`11"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`5" x 7`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$288**

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

Zoning:  
**M-2**

Legal Desc: **2411894**

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom + den apartment located in the desirable Wolf Willow Park neighborhood of Calgary. Situated on the third floor, this bright and spacious unit offers modern living with the convenience of being just a short walk from the beautiful Fish Creek Park, perfect for outdoor enthusiasts. Inside, you'll find an open and inviting layout featuring a cozy den, ideal for a home office or extra storage space. The kitchen is well-appointed with contemporary finishes and opens into the dining and living areas, making it perfect for entertaining. Enjoy the luxury of a master bedroom with an ensuite bathroom, as well as a second bedroom and additional bathroom, providing ample space for family or guests. The unit comes with one titled underground parking stall, ensuring convenience year-round. The building offers great amenities, including a fitness center, a party room for hosting events, and a bike locker for cycling enthusiasts. Whether you're enjoying a peaceful walk in the park or relaxing in your comfortable home, this property has it all. Don't miss your chance to own this fantastic apartment in Wolf Willow Park!**

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

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



