



THE
A-TEAM

**RE/MAX
FIRST**

111 WOLF CREEK Drive #3113, Calgary T2X 5X2

MLS® #: **A2201252** Area: **Wolf Willow** Listing Date: **03/11/25** List Price: **\$374,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **838**
 Low Sqft:
 Ttl Sqft: **838**

DOM

3

Layout

Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Parkade,Underground

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Brick,Cement Fiber Board**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Quartz Counters,Storage**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$342** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **2411894**

Remarks

Pub Rmks: **Welcome home! Brand new, 3 bedroom, 2 bathroom condo in the vibrant community of Wolf Willow is what you have been searching for! This main floor, corner unit is flooded w/natural light and is well equipped w/all the modern finishings you need. Functional, open floorplan takes advantage of every square foot. Kitchen is the heart of the home w/good storage and prep space, brand new stainless steel appliances and a big island w/room for stools. Dining area offers space for those family dinners and offers a built-in cabinet for extra storage. Living room w/large window overlooks the huge balcony w/easy access outside. Primary bedroom w/walk-through closet & a 3-pc ensuite provides the privacy you need. Well sized 2nd & 3rd bedrooms plus a 4-pc bathroom. Did I mention this unit comes w/in-suite laundry, vinyl floors, quartz counters and modern roll down blinds? Don't forget the titled underground parking and a separate storage locker. The Harlow by Truman has a ton of amenities for it's residents! Onsite gym, pet spa, bike storage, a party/lounge room & outdoor firepits....plus 10 EV charging stations! A huge bonus that is not easy to find! This pet friendly building is walking distance to the dog park set up w/agility equipment...your furry best friend will be all smiles. Like to explore the outdoors? Take advantage of the endless bike and walking trails along the Bow River in Fish Creek Park. Wolf Willow is growing w/great businesses, fun playgrounds w/easy access to both Stoney Trail and MacLeod Trail. Don't wait for construction on a new build....come call this brand new condo w/Alberta New Home Warranty, home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









