

## 1113, 111 Wolf Creek Drive SE Calgary, Alberta

MLS # A2233039



# \$434,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Wolf Willow                        |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 841 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                       |                   |        |
|--------------------|-----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                                                               | <b>Condo Fee:</b> | \$ 342 |
| <b>Basement:</b>   | None                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                                                          | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** None

Welcome to this well-designed 3-bedroom, 2-bathroom condo offering a fantastic opportunity in the vibrant community of Wolf Willow. Located on the main floor, this unit stands out with its direct walk-out access to the street through a generously sized patio, perfect for those who value ease of access and seamless indoor-outdoor living. Step inside to a spacious and functional layout featuring a dedicated dining area, a central kitchen with island, and a bright living space that opens directly to the patio. The floor plan is thoughtfully arranged for privacy: the primary bedroom includes its own walk-in closet and private 3-piece ensuite, while the two additional bedrooms are situated on the opposite side near the main 4-piece bathroom—ideal for children, guests, or roommates. Other conveniences include in-suite laundry, titled underground parking, and access to premium building amenities such as a fully equipped fitness center, residents’ lounge, pet spa, and bike storage. This condo is currently rented to reliable tenants with a lease in place until April 2026, making it a turnkey investment opportunity with immediate rental income. (Please note: Photos were taken prior to tenant occupancy. The unit is now lived in and will contain tenant belongings—and a pet—during showings.) Nestled near the scenic Bow River, this community offers access to walking and biking paths, off-leash parks, golf courses, and is just minutes from shopping, dining, and major roadways. A smart investment in a growing, well-connected neighborhood.