

**2314, 111 Wolf Creek Drive SE  
Calgary, Alberta**

**MLS # A2292581**



**\$415,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Sophisticated 3-bedroom apartment with 2 bathrooms and huge balcony for relaxing on those hot summer evenings. The kitchen is elegance with 4-stainless steel appliances, cortez countertops, loads of cupboard space and bar seating to entertain your guest. The living room is cozy and has exquisite lighting. Primary bedroom can be your oasis with walk-in closet and 3-piece bathroom to wash the day away. And don't forget the secure underground parking, abundant visitor parking with EV charging stations and the building is professionally managed. Only steps away from Fish Creek Provincial Park, Blue Devil Golf Club, shopping and so much more. Book your showing today!