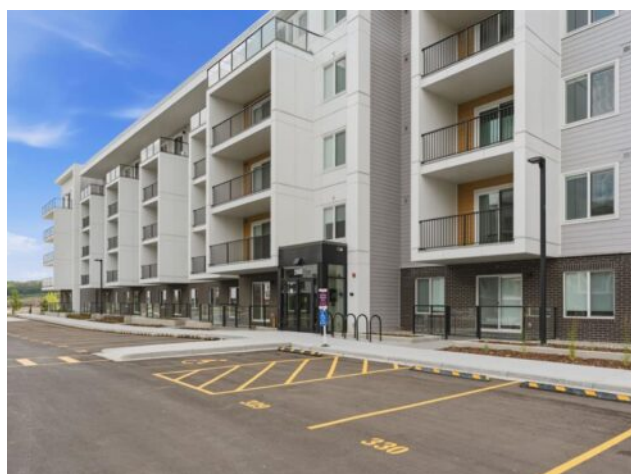


2110, 265 Wolf Willow Boulevard SE Calgary, Alberta

MLS # A2329385


\$280,000

Division:	Wolf Willow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	442 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 235
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Recreation Facilities		

Inclusions: Window Coverings

Open House Sat Aug 22 1:30-3pm! Welcome to this beautifully appointed 1-bedroom, 1-bathroom condo featuring the rare bonus of 2 titled parking stalls conveniently located near the building's front entrance. Perfectly situated in the vibrant and growing community of Wolf Willow. This move-in-ready home offers the ideal blend of comfort, style, and convenience. Enjoy easy access to parks, playgrounds, scenic walking and biking pathways, golf, shopping, and everyday amenities, all just moments from your doorstep. Inside, the bright open-concept layout is enhanced by 9-foot ceilings and durable luxury vinyl plank flooring throughout the main living areas, creating a spacious and modern feel. The thoughtfully designed kitchen showcases full-height cabinetry, quartz countertops, a stainless steel appliance package, and an oversized eat-up peninsula—perfect for casual dining or entertaining guests. The bedroom and well-appointed bathroom complete this inviting home, while installed window coverings add immediate comfort and privacy. Residents enjoy an impressive selection of building amenities, including a fully equipped fitness centre, pet spa, owners' lounge with a large screen surround sound movie room, and secure bike storage, making it easy to embrace the active Wolf Willow lifestyle. Whether you're a first-time buyer, down-sizer, or investor, this exceptional condo offers outstanding value in one of Calgary's most desirable new communities.