

**1305, 111 Wolf Creek Drive SE**  
**Calgary, Alberta**

**MLS # A2349533**



## \$358,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Wolf Willow                        |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 836 sq.ft.                         | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                   |                   |                              |
|--------------------|-------------------|-------------------|------------------------------|
| <b>Heating:</b>    | Baseboard         | <b>Water:</b>     | Public                       |
| <b>Floors:</b>     | Vinyl Plank       | <b>Sewer:</b>     | Public Sewer                 |
| <b>Roof:</b>       | -                 | <b>Condo Fee:</b> | \$ 358                       |
| <b>Basement:</b>   | None              | <b>LLD:</b>       | -                            |
| <b>Exterior:</b>   | Composite Siding  | <b>Zoning:</b>    | M-2                          |
| <b>Foundation:</b> | -                 | <b>Utilities:</b> | Cable, Electricity Connected |
| <b>Features:</b>   | Walk-In Closet(s) |                   |                              |

|                    |     |  |  |
|--------------------|-----|--|--|
| <b>Inclusions:</b> | N/A |  |  |
|--------------------|-----|--|--|

A rare find in Wolf Willow, this bright third-floor condo offers 3 bedrooms, 2 bathrooms, an oversized east-facing balcony with unobstructed hill views, and titled underground parking. With 836 sq. ft. of thoughtfully designed living space, this vacant and move-in-ready home combines a versatile layout, contemporary finishes, abundant natural light, and an exceptional outdoor space. The open-concept living area flows seamlessly into a modern, well-appointed kitchen featuring quartz countertops, a breakfast bar, full-height cabinetry with soft-close doors and drawers, stainless steel appliances, and generous storage and workspace. Luxury vinyl plank flooring adds a clean, contemporary finish throughout the main living space. The primary bedroom features a walk-through closet leading to a private 3-piece ensuite, while two additional bedrooms offer valuable flexibility for family, guests, a home office, or workout space. A second 4-piece bathroom and convenient in-suite laundry complete the home. Step outside onto the oversized east-facing balcony, a standout feature that sets this home apart. With unobstructed views toward the hills and plenty of room to create a comfortable outdoor living space, it's an ideal spot to enjoy the morning sun and sunrise, relax with a coffee, or entertain while taking in the open outlook. The building offers an excellent collection of amenities, including a fitness room, pet spa, owners' lounge, and bike storage. Beyond the complex, Wolf Willow offers easy access to playgrounds, scenic walking and biking pathways, golf, shopping, everyday amenities, and the natural beauty of the Bow River valley. Vacant and move-in ready, this home offers a hard-to-find combination of three bedrooms, titled underground parking, an oversized balcony, and unobstructed east-facing views. Book your private showing today!