



**GRASSROOTS**  
REALTY GROUP

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**408, 55 Wolf Hollow Crescent SE  
Calgary, Alberta**

**MLS # A2215717**



**\$300,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	603 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 283
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** n/a

Welcome to elevated top-floor living in Bow 360! A boutique condo residence in the heart of Wolf Willow, steps from the Bow River, scenic trails, and Blue Devil Golf Course. This south-facing Junior 2-bedroom unit (ideal for a home office or guest room) offers park views, air conditioning, and incredible value in a thoughtfully designed layout. Enjoy year-round comfort with built-in A/C, Hunter Douglas motorized blinds, and the convenience of titled underground parking, 9-ft ceilings, quartz countertops, designer tile backsplash, custom cabinetry, and stainless steel appliances create a fresh, modern feel. The oversized island seamlessly connects the kitchen and living space, perfect for entertaining or relaxing at home. Step out onto your private, sun-filled balcony equipped with a gas line for easy barbecuing, and appreciate the ease of in-suite laundry. Built by Cove Properties, one of Calgary's most trusted multi-family builders, this home is still covered by Alberta New Home Warranty for added peace of mind. Just 5 minutes from shopping, restaurants, fitness studios, and major amenities, this move-in-ready home offers the perfect balance of nature, style, and city convenience.