



**GRASSROOTS**  
REALTY GROUP

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1411, 111 Wolf Creek Drive SE  
Calgary, Alberta

MLS # A2230326



**\$360,000**

Division:	Wolf Willow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	687 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 288
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	Blinds
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Discover your new home in this newly built 2 bedroom + den condo in Harlow Condos by Truman, located in our exciting new apartment complex in the vibrant community of Wolf Willow. Situated on the 4th floor, this thoughtfully designed unit offers clean modern finishes, an open-concept layout, and an abundance of natural light. Both bedrooms have windows, an outward-facing unit with open views, and added privacy&mdash;not facing the courtyard. Step inside to modern vinyl plank flooring throughout&mdash;a carpet-free home that&rsquo;s stylish, low-maintenance, and perfect for allergy-sensitive buyers or pet owners. The sleek kitchen features ceiling-height cabinetry, quartz countertops, stainless steel appliances, and a center island with seating, ideal for both cooking and entertaining. The bright living room opens to your private balcony, creating a seamless indoor-outdoor living space. The primary bedroom includes a walk-through closet and elegant ensuite, while the second bedroom is conveniently located near the main bath&mdash;great for guests, children, or roommates. A den/flex space provides a quiet area for a home office, study nook, or yoga retreat. In-suite laundry, titled underground parking, additional storage locker, and visitor parking complete the package. Enjoy premium building amenities including a fully equipped gym, residents&rsquo; lounge, pet spa, and bike storage. Surrounded by nature, you&rsquo;ll love being steps from the Bow River, with easy access to Fish Creek Park, 9 km of pathways, golf courses, and off-leash dog parks. Families will appreciate the planned junior high and elementary schools within the community, plus access to specialized programs and top-rated schools nearby. Just minutes from shopping, restaurants, and major roadways. A perfect opportunity to enjoy modern condo living in a fast-growing,

amenity-rich neighbourhood!