



**GRASSROOTS**  
REALTY GROUP

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1113, 111 Wolf Creek Drive SE  
Calgary, Alberta

MLS # A2233039



**\$434,900**

Division:	Wolf Willow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 342
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this well-designed 3-bedroom, 2-bathroom condo offering a fantastic opportunity in the vibrant community of Wolf Willow. Located on the main floor, this unit stands out with its direct walk-out access to the street through a generously sized patio, perfect for those who value ease of access and seamless indoor-outdoor living. Step inside to a spacious and functional layout featuring a dedicated dining area, a central kitchen with island, and a bright living space that opens directly to the patio. The floor plan is thoughtfully arranged for privacy: the primary bedroom includes its own walk-in closet and private 3-piece ensuite, while the two additional bedrooms are situated on the opposite side near the main 4-piece bathroom—ideal for children, guests, or roommates. Other conveniences include in-suite laundry, titled underground parking, and access to premium building amenities such as a fully equipped fitness center, residents’ lounge, pet spa, and bike storage. This condo is currently rented to reliable tenants with a lease in place until April 2026, making it a turnkey investment opportunity with immediate rental income. (Please note: Photos were taken prior to tenant occupancy. The unit is now lived in and will contain tenant belongings—and a pet—during showings.) Nestled near the scenic Bow River, this community offers access to walking and biking paths, off-leash parks, golf courses, and is just minutes from shopping, dining, and major roadways. A smart investment in a growing, well-connected neighborhood.