



GRASSROOTS
REALTY GROUP

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405, 125 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2256391



\$469,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	957 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vinyl Windows		
Inclusions:	N/A		

Incredible Value Here! Motivated sellers. New Price below assessed value. Welcome to Bow360 built by luxury condo developer Cove Properties. This stunning , thoughtfully upgraded top floor corner unit offers the ultimate blend of style, comfort and convenience. Featuring 2 spacious bedrooms and 2 beautifully appointed bathrooms this home is designed for everyday living and exceptional entertaining. Step into a chef inspired kitchen with a sleek 9ft quartz island, designer backsplash, full height soft close cabinetry and upgraded appliances. The open-concept layout flows seamlessly into the bright and airy living space (new designer blinds to be installed October 28). The expansive wrap around balcony offers panoramic views perfect for morning coffee sunrises or evening sunsets. Enjoy the comfort of air conditioning, ease of in-suite laundry and the practicality of titled underground parking and 2 storage units. Nestled in the sought after community of Wolf Willow where you are surrounded by nature. Steps from the walking/biking paths along the Bow River and Fish Creek Park. And your four legged family members will be right at home in this pet friendly building. Don't miss out - book your showing today!