



GRASSROOTS
REALTY GROUP

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113, 55 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2257634



\$449,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	950 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to this fantastic 2 bedroom, 2 bathroom corner unit in the desirable community of Wolf Willow! This spacious home offers a large wrap-around balcony with beautiful views overlooking the park and private entrance. Inside, you'll enjoy a modern kitchen featuring quartz countertops, stainless steel appliances, and plenty of storage. The open-concept design provides an abundance of natural light, enhanced by the unit's corner location. Additional highlights include air conditioning for year-round comfort and the convenience of two storage lockers and underground parking. Walking distance to the Bow River, dog park, and golf course make it a great place to call home. With its prime location and stylish finishes, this home is the perfect blend of comfort and functionality.