



**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 (3 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Parkade, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 469

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**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.