



GRASSROOTS
REALTY GROUP

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**413, 55 Wolf Hollow Crescent SE
Calgary, Alberta**

MLS # A2281807



\$445,000

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	956 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: n/a

RARE TOP-FLOOR SW CORNER RESIDENCE WITH WRAP-AROUND BALCONY IN BOW360 Perched on the top floor of BOW360, this southwest corner home offers elevated living with over \$47,000 in builder upgrades, expansive natural light, and one of the most desirable layouts in the building. With no neighbours above and windows on two sides, this residence delivers privacy, sunshine, and a true sense of space that is rarely available in condo living. From the moment you step inside, the difference is clear. The entry has been thoughtfully redesigned to create an impressive, oversized foyer, a feature that immediately sets this home apart. The open-concept living space is bright and refined, anchored by a stunning travertine-wrapped fireplace that adds warmth and architectural sophistication. The kitchen was designed to impress, featuring a dramatic waterfall quartz island, stainless steel appliances, upgraded cabinetry, and elevated designer finishes throughout. Whether entertaining or enjoying a quiet evening at home, the space feels modern, intentional, and effortlessly stylish. The wrap-around southwest-facing balcony extends your living space outdoors, offering open sky views and sunlight throughout the afternoon and evening, perfect for summer evenings and year-round enjoyment. The primary suite provides a private retreat with a walk-through closet and beautifully finished four-piece ensuite. A spacious second bedroom and full bath offer flexibility for guests, a home office, or shared living. Titled underground parking and secure storage add convenience, while condo fees that include heat, water, and gas provide exceptional value. Steps to the Bow River pathways, parks, golf, and off-leash areas, this is an opportunity to own one of the best-positioned and most upgraded homes in BOW360.

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