



**104, 55 Wolf Hollow Crescent SE  
Calgary, Alberta**

**MLS # A2289896**



**\$585,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 572
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Welcome to this exceptional, fully upgraded 2-bedroom plus den corner unit in the heart of the highly sought-after Wolf Willow community. Offering 1,165 square feet of beautifully designed main-floor living space and over \$70,000 in custom renovations, this home seamlessly blends luxury, comfort, and convenience. The expansive primary retreat easily fits a king-sized bed and features a spa-inspired 4-piece ensuite with double vanities, a 5-foot walk-in shower, and a custom California walk-in closet complete with built-in organizers and drawers. The generous second bedroom includes a custom step-in closet and sits next to a stunning 4-piece guest bath with a full-size tub and tile carried to the ceiling. A versatile den with double French doors creates the perfect home office, studio, or cozy reading space. Designed for both elevated entertaining and everyday living, the chef’s kitchen is anchored by a show-stopping 10-foot quartz island. You’ll also find ceiling-height cabinetry with pull-out drawers, upgraded stainless steel appliances, a built-in coffee bar, undermount lighting, and a garburator. The kitchen flows effortlessly into a dedicated dining area and a bright, inviting living room featuring a fireplace and expansive windows that flood the space with natural light. Refined finishes continue throughout with 9-foot ceilings, luxury vinyl plank flooring, air conditioning, custom wood paneling with built-in soundproofing, and 3M privacy window tinting. The full-size in-suite laundry room offers additional custom cabinetry for optimal storage and functionality. This unit includes a titled, oversized accessible underground parking stall and two full-size storage lockers—one underground and one conveniently located on the main floor. Residents enjoy secure bike storage, ample visitor parking, and direct access to a private walk-out patio with a gas hookup for

a BBQ and fire table, which also serves as a secondary entrance. Ideally located just steps from Fish Creek Park, the Bow River, a 9-acre off-leash dog park, 80 kilometers of scenic bike paths, playgrounds, and Blue Devil Golf Course, this home offers the perfect balance of nature and urban convenience. Everyday amenities, coffee shops, and major routes including Stoney Trail and Macleod Trail are just minutes away. Set within a pet-friendly building with low condo fees and a welcoming community atmosphere, this move-in-ready condo is an outstanding opportunity for first-time buyers, downsizers, or investors alike. Experience the best of Wolf Willow living—schedule your private showing today.