



**107, 55 Wolf Hollow Crescent SE
Calgary, Alberta**

MLS # A2297331



\$319,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2023 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 323
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: None

Welcome to Bow 360, a boutique condominium community by Cove properties, one of Calgary's most trusted multi-family builders. Perfectly situated in the heart of Wolf Willow, this stunning 1 bedroom, with a Den 1, 4 Piece bathroom. Home pairs thoughtful design with a prime location just steps from the Bow River, scenic trails, and Blue Devil golf course. Main floor inside discover upgrades, elevating this home with high end finishes and stylish details. The kitchen impresses with full height cabinetry, sleek quartz countertops, a large island, and premium stainless-steel appliances (whirlpool upgraded appliances) and vinyl plank flooring. Unwind on your private deck with peaceful views, or retreat to the open concept living space that blend functionality with modern elegance. A re-enforced concrete foundation ensures exceptional sound proofing and long-lasting quality, while included conveniences such as underground titled parking stall and a private storage locker makes everyday effortless. Just outside your door, nature, and community come together. Explore 80 km of trails and bike paths, let your pup play at the 9-acre off-leash dog park, or spend the day at near by Fish Creek Park. Shopping, restaurants, golf courses, and South Health Campus Hospital are all within minutes, ensuring both convenience and lifestyle at your door step. This is your opportunity to own a stylish condo in one of Calgary's most desirable new communities, where modern comfort meets riverside living. Vacant with quick possession.