



**2102, 111 Wolf Creek Drive SE  
Calgary, Alberta**

**MLS # A2299416**



**\$270,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	608 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 267
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to your brand-new lifestyle in Wolf Willow &mdash; where convenience meets nature. Built in 2024, this beautifully designed 2-bedroom condo offers the perfect blend of modern living and an unbeatable location. Step inside to a bright, open-concept layout that feels spacious, clean, and thoughtfully designed for both everyday comfort and entertaining. The kitchen is the true centerpiece of the home, featuring a large quartz island, stainless steel appliances, and ample storage, all seamlessly flowing into the living area and out to your private balcony with direct access &mdash; adding a rare level of convenience. The primary bedroom is your personal retreat, complete with a walk-in closet and direct bathroom access, while the second bedroom offers incredible flexibility for guests, a home office, or additional living space. You&rsquo;ll also enjoy in-suite laundry, heated underground parking with EV charging, and access to premium building amenities that elevate your lifestyle &mdash; including a dedicated pet spa, large bike storage for cycling enthusiasts, a stylish lounge room perfect for hosting gatherings, and a well-equipped fitness room to keep active. Pet-friendly living is made even easier with a nearby dog park, making this home ideal for animal lovers. Now here&rsquo;s where this property truly stands out: LOCATION. You are surrounded by everything you need, just minutes away: &bull; Walking distance to a plaza with shops, restaurants, and daily essentials &bull; Nearby gas station for quick and easy access on the go &bull; Close to a beautiful golf course for weekend relaxation &bull; Steps from parks and green spaces, perfect for families and outdoor living &bull; Minutes to the Bow River and scenic walking/biking trails &bull; Charming pathways and nature-filled surroundings throughout the community &bull; Quick access to Seton

Hospital and major amenities The neighborhood offers the perfect balance of urban convenience and natural beauty, with abundant outdoor attractions, green space, and access to Calgary's stunning river pathways. This is more than just a condo — it's a lifestyle built around comfort, convenience, and connection to nature. Opportunities like this in Wolf Willow don't last. Book your private showing today.