



**1305, 111 Wolf Creek Drive SE
Calgary, Alberta**

MLS # A2304195



\$374,555

Division:	Wolf Willow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Immediate possession available — move-in ready and ideally located, this rare corner-unit condo is filled with natural light thanks to oversized windows in every room. This bright and spacious 3-bedroom, 2-bath home offers a thoughtfully designed open-concept layout that flows onto a large private balcony — perfect for morning coffee, evening gatherings, or simply relaxing with community views. Designed for comfort and convenience, the unit features in-suite laundry and a titled underground parking stall. Residents also enjoy access to premium amenities, including a fully equipped gym, residents’ lounge, pet spa, secure bike storage, and an electric vehicle charging station. The pet-friendly building is ideal for animal lovers, with a nearby dog park. Inside, modern finishes and quality craftsmanship stand out. High ceilings and luxury vinyl plank flooring create a sleek, contemporary feel, while the kitchen is beautifully appointed with quartz countertops, full-height soft-close cabinetry, stainless steel appliances, and a functional eat-up bar — perfect for entertaining. The primary bedroom offers a private retreat with a walk-through closet and ensuite. Two additional bedrooms and a 4-piece bathroom provide flexible space for family, guests, or a home office. Located in the sought-after community of Wolf Willow, you’ll enjoy scenic pathways, playgrounds, and easy access to outdoor living, with Blue Devil Golf Course just across the street. This exceptional corner unit blends natural light, modern design, and outstanding amenities — an ideal opportunity for homeowners and investors alike.