



**103, 55 Wolf Hollow Crescent SE
Calgary, Alberta**

MLS # A2145848



\$349,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	606 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 289
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks		
Inclusions:	N/A		

BRAND NEW 2 BEDROOM LUXURY UNIT| COVERED WALK-OUT BALCONY| QUARTZ COUNTER TOPS | LVP FLOORING| PREMIUM BUILDING| UNDERGROUND TITLED PARKING| SEPARATE STORAGE LOCKER| WALKING DISTANCE TO THE RIVER |LOW CONDO FEE| AIR CONDITIONED! Located in an upscale complex. Luxury 2-Bedroom Condo! Discover the "Ash" package with a registered size of 669 sq. ft. This unit has \$12,400 in upgrades! Open concept main level features a living room / dining room / kitchen combo featuring quartz counter tops, luxury vinyl plank flooring, neutral tones and a walk out to the large, covered balcony which is also a separate entrance. There is also a master bedroom and a 2nd bedroom / den as well as a 4-piece bathroom, laundry room and storage. Also included is separate heated, titled underground parking stall and a separate storage locker. This complex is in walking distance to the Bow river natural areas. Start living the good life today!