



**407, 125 Wolf Hollow Crescent SE  
Calgary, Alberta**

**MLS # A2152991**



**\$314,895**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	506 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 241
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stone, Stucco, Wood Frame	<b>Zoning:</b>	M2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Bow360, a distinguished boutique condo building nestled in the serene Wolf Willow area. Situated in one of the most sought-after locales, this impeccably designed residence offers unparalleled living. Your new home enjoys an enviable setting near the picturesque Bow River, a splendid golf course, and charming walking/biking trails. Convenience meets luxury as Bow360 is just a 5-minute drive from grocery stores, shopping venues, boutique fitness facilities, and a diverse array of dining and entertainment options. This meticulously crafted Aspen Unit on the top floor offers 506 sq.ft. (RMS Measurement) and 557 sq.ft. (Architectural Measurement) of thoughtfully designed living space and comprises 1 bedroom, 1 full bathroom, and 1 titled underground parking stall with hanging storage. Inside, discover exquisite details including quartz countertops, designer tile backsplash, full-height custom cabinetry, upgraded stainless steel appliances, in-suite laundry, and wall-mounted air conditioning to keep you cool in the hot summer months. Additionally, the large patio beckons, providing an ideal space for entertaining guests or enjoying moments of tranquility in the open air. Developed by Cove Properties, one of Calgary's premier multifamily developers renowned for their dedication to quality construction, Bow360 embodies excellence in every aspect. Don't miss this opportunity to elevate your lifestyle in this exceptional residence! Contact your agent today to arrange a viewing during the Wolf Willow show suite hours. Taxes are not yet fully assessed, and landscaping is scheduled for completion this month.