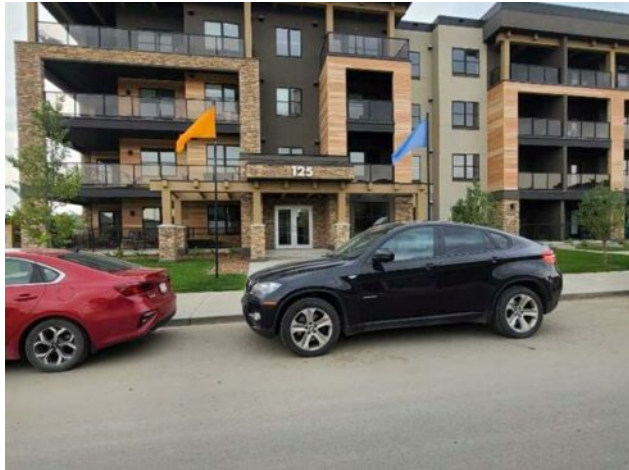




**107, 125 wolf hollow Crescent SE  
Calgary, Alberta**

**MLS # A2165221**



**\$280,000**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	507 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 241
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stone, Wood Frame	<b>Zoning:</b>	M2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**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 Ash Unit on the first floor offers 507 sq.ft. (RMS Measurement) of thoughtfully designed living space and comprises 1 bedroom, 1 full bathroom, and 1 titled underground parking stall. Inside, discover exquisite details including quartz countertops, designer tile backsplash, full-height custom cabinets, large custom pantry, upgraded stainless steel appliances, in-suite laundry, and wall-mounted air conditioning. Please note, the flooring is luxury plank, not carpet, in the main living and kitchen areas. 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!. Taxes are not yet fully assessed, and landscaping is scheduled for completion this month.