

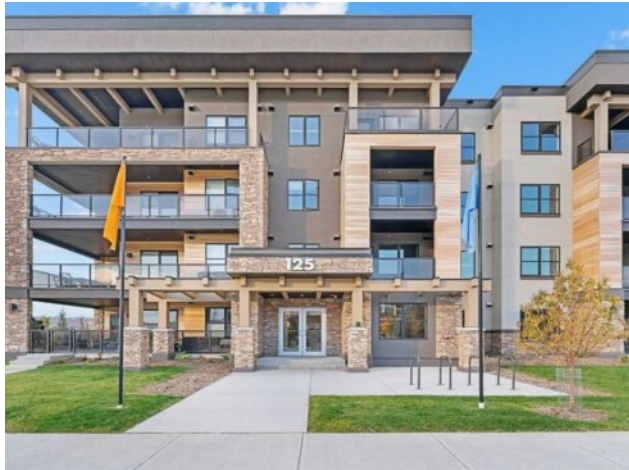


GRASSROOTS
REALTY GROUP

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**115, 125 Wolf Hollow Crescent SE
Calgary, Alberta**

MLS # A2172079



\$329,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	607 sq.ft.	Age:	2024 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 289
Basement:	-	LLD:	-
Exterior:	Metal Frame, Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Brand New Condo | Main Level | 1 Bed + Den | 1 Bath | Air Conditioning | Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Open Floor Plan | High Ceilings | Recessed Lighting | Vinyl Plank Flooring | In Unit Laundry | Oversized Patio | Title Underground Parking Stall | Separate Storage in Underground Parking | Bike Storage Room | Secure Entry Building. Welcome to your beautiful brand new 1 bed, 1 den, 1 bath condo at the Bow360 in the serene neighbourhood of Wolf Willow surrounded by parks and walking paths! This main level unit is bright with natural light, large windows and 9ft ceilings. The open floor plan kitchen and living room adds flow to the space. The kitchen is outfitted with full height cabinets, sleek stainless steel appliances, quartz countertops and a breakfast bar with a barstool seating space. The living room is central to the unit which has a door to the spacious patio with a gas BBQ line. The oversized patio is large with space for an outdoor dining set and has a private walk-off gate that leads to the street which is great when friends come to visit! The bedroom is spacious with a good sized closet. The den is a great for a home office or can be used as a host for overnight guests! The 4pc bathroom has a deep tub/shower combo and single vanity with storage below. This unit has a stacked washer/dryer in the laundry room! This unit is outfitted with air conditioning; perfect for Calgary's hot summers! Your titled underground parking stall supplies you with a year round warm and secure space for your vehicle. The additional storage in the underground parking area is a caged storage behind your parking stall, plus this building also has a bike storage room too. The location can't be beat, The Bow360 is near the picturesque Bow River, Blue Devil Golf Course, and charming walking/biking trails. Hurry and book your showing at

your brand new condo today!