



**3403, 111 Wolf Creek Drive SE  
Calgary, Alberta**

**MLS # A2174951**



**\$464,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	4.07 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 356
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Quartz Counters, Vinyl Windows		

**Inclusions:** None

Welcome to #3403, 111 Wolf Creek Drive SE, Calgary, AB Located in the vibrant community of Wolf Willow, this brand-new, never-occupied top-floor corner unit offers 836 sq ft of bright and modern living space, complete with a massive balcony. With 3 bedrooms and 2 bathrooms, this east-facing condo features high ceilings and expansive windows that fill the interior with natural light. The stylish kitchen is equipped with floor-to-ceiling cabinetry, providing ample storage and a sleek design. The primary bedroom includes a private 3-piece ensuite, while two additional bedrooms offer flexibility for guests or a home office. Enjoy the convenience of in-suite laundry and a titled underground parking stall. Building amenities elevate your living experience with access to a lounge, bike storage, a pet spa, and a fully equipped gym. Plus, you’ll love being close to the Bow River and Fish Creek Park, ideal for outdoor enthusiasts. This move-in-ready condo is a fantastic opportunity to enjoy the best of both city living and nature right at your doorstep.