



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

MLS # A2174951



\$464,900

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

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 356
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	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.