



**3104, 111 Wolf Creek Drive SE  
Calgary, Alberta**

**MLS # A2175369**



**\$459,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 356
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	m-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** All window coverings

Welcome to #3104, 111 Wolf Creek Drive SE, Calgary, AB Located in the vibrant community of Wolf Willow, this brand-new, never-occupied main-floor corner unit offers 839 sq ft of bright and modern living space, complete with a massive patio. With 3 bedrooms and 2 bathrooms, this west-facing condo features high ceilings and expansive windows, flooding the interior with natural light. The stylish kitchen is equipped with floor-to-ceiling cabinetry, offering ample storage and a sleek design. The primary bedroom includes a private 3-piece ensuite, and two additional bedrooms provide flexibility for guests or office space. Enjoy the convenience of in-suite laundry and a titled underground parking stall. The 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, perfect for outdoor enthusiasts. This move-in-ready condo is a fantastic opportunity to enjoy both city life and nature right at your doorstep.