



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

418, 125 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2190693



\$365,000

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	682 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 315
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters		

Inclusions: N/A

BRAND NEW NEVER LIVED IN TOP-FLOOR CONDO | 2 BEDROOMS | WALK TO THE BOW RIVER | STUNNING ARCHITECTURE | QUIET, WELL-BUILT | TITLED UNDERGROUND PARKING | ASSIGNED STORAGE LOCKER | MODERN DESIGN & FINISHES | OPEN-CONCEPT LAYOUT | EXPANSIVE BALCONY WITH GLASS RAILINGS | WELL-CONNECTED COMMUNITY | LOW FEES! Experience the pinnacle of modern condo living in this brand-new, top-floor home, ideally situated in the beautiful BOW360 complex in scenic Wolf Willow. A well appointed community along the Bow River Valley. This sophisticated and thoughtfully designed residence offers a peaceful retreat, with no neighbors above and high-quality construction ensuring exceptional privacy and soundproofing. Step inside to discover modern comfort in this stylish condo. A home where soaring ceilings in a bright, open floor plan are designed for effortless living. The sleek, contemporary kitchen is a showpiece, featuring highly desired quartz countertops, warm cabinetry, and stainless-steel appliances. The inviting living area flows seamlessly to an expansive top-floor balcony with glass railings, creating a perfect indoor-outdoor lifestyle for morning coffees, weekend BBQs, and unwinding with fresh air and scenic views. The primary bedroom is a private sanctuary overlooking the balcony, while the second bedroom is ideal for guests, a home office, or personal projects. The stylish 4-piece bathroom showcases elegant countertops, full-height shower tile, and soaker tub for ultimate relaxation. In-suite laundry, a titled underground parking stall, and an assigned storage locker complete the home's thoughtful conveniences. Wolf Willow is a thriving, well-connected community with scenic walking paths, parks, and a grand boulevard that ties it all together. The Bow River, Fish

Creek Provincial Park, and Blue Devil Golf Club are all within minutes, offering endless outdoor adventures. Enjoy effortless commuting with quick access to Macleod Trail, Stoney Trail, bike paths, bus routes, and the Somerset-Bridlewood LRT station. A perfect blend of contemporary design, unparalleled convenience, and a connection to nature, this beautiful property and complex are a must-see!