



**2406, 111 Wolf Creek Drive SE
Calgary, Alberta**

MLS # A2191430



\$369,900

Division:	Wolf Willow		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	696 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 300
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	See Appliances		

Welcome to this stunning, never-before-lived-in 2-bedroom, 2-bathroom condo with a versatile den, offering just under 700 sq ft of contemporary living space and 1 convenient underground parking stall. Located in the highly sought-after community of SE Calgary, this brand-new unit is perfect for professionals, small families, or anyone seeking modern comfort with convenience. As you step into this immaculate condo, you'll be greeted by a spacious, open-concept living area filled with natural light. The sleek kitchen is equipped with brand-new stainless steel appliances, including a fridge, stove, microwave, and dishwasher, making it ideal for cooking and entertaining. Plus, enjoy the convenience of an in-suite washer and dryer. One of the key features of this home is its well-designed layout, with the bedrooms located on opposite sides of the unit—providing excellent privacy. The den offers the flexibility to be used as a home office, a cozy reading nook, or even a small pet space (pending condo board approval). Both bathrooms are full-sized, ensuring comfort for everyone in the household. Located in a growing community, this condo is close to a variety of amenities including shopping, restaurants, and parks. Whether you need to grab groceries, enjoy a meal, or simply take a walk in the nearby green spaces, everything is within easy reach, making it a fantastic spot for young families. This unit is ideal for those looking for a brand-new, hassle-free living experience with all the modern finishes. Book your showing today!