

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

MLS # A2175369



\$459,900

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

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 356
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	m-2
Foundation:	-	Utilities:	-
Features:	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.