

# \$455,000 - 2314, 111 Wolf Creek Drive Se, Calgary

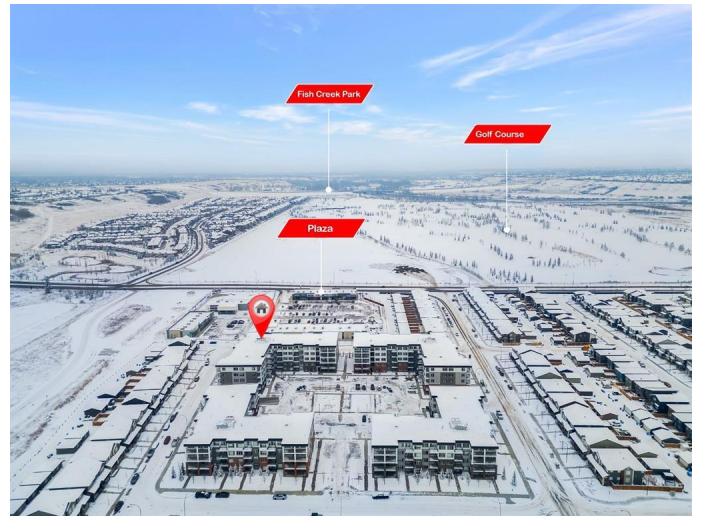
MLS® #A2181526

**\$455,000**

3 Bedroom, 2.00 Bathroom, 854 sqft  
Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

Location, location! Brand new \*3 bedroom\* unit next to Fish Creek Park, the river, golf course, hospital, amenities and more! Featuring: 3 BEDROOM | UNDERGROUND PARKING | NEXT TO AMENITIES | PET GROOMING / GYM / PARTY ROOM | FISH CREEK PARK & more. All located in SE Calgary's 'Wolf Willow' - including 2 schools, 10 parks, 7 playgrounds, 1 dog park, and central promenade. Never lived in, this unit is ready for its first owners to enjoy. Step inside to a sun soaked open floor plan that has timeless finishes. The centre piece of the main living area is a gorgeous white kitchen featuring: bright white cabinetry, SS appliances included, subway tile backsplash, cabinets to ceiling, eating island w/ place for stools & more! Adjacent to the kitchen is a den/flex space - perfect for a study room, and a family room off the balcony. There is no wasted space in this unit as the layout offers 3 bedrooms! 1 being the primary retreat that has walk in closet and its own private ensuite retreat. The ensuite has a walk in shower, toilet and vanity. Quartz counters extend throughout the kitchen and bathrooms! This unit has a laundry room and comes included with the washer / dryer units. Off the main living is a massive balcony that is hard to come by, where you can enjoy a BBQ, views of the hills, or just hang out! This unit comes included with extras like all window coverings, beautiful plank flooring, built in cabinets & more. Additionally, there is underground



parking. Pair this with the complex that has self-serve pet grooming centre, a party room, and gym you'll have many of what you need at your footsteps daily. This community offers a dark park close, river access, fish creek park, and tons of amenities like 2m walk to child care, dental, health, and general stores as well as hospital! With so much to offer, this unit would be a great place to call home. Book your viewing today before it's gone.

Built in 2024

### Essential Information

MLS® #	A2181526
Price	\$455,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	854
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	2314, 111 Wolf Creek Drive Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2x5x2

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Storage, Trash
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Wood Frame

## Additional Information

Date Listed	November 28th, 2024
Days on Market	138
Zoning	M-2

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.