

404, 125 Wolf Hollow Crescent SE  
Calgary, Alberta

MLS # A2300115



## \$369,000

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	587 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage		

**Inclusions:** N/A

STYLISH & FUNCTIONAL 2 BEDROOM CONDO ~ LOW CONDO FEES ~ Welcome to Bow 360 in the vibrant community of Wolf Willow, where this well-designed 4th-floor, north-facing unit offers an excellent opportunity for first-time buyers, investors, or downsizers. With 587 sq ft of thoughtfully planned living space, this home combines comfort, efficiency, and modern finishes. Step inside to discover a bright, open-concept layout with large windows that bring in plenty of natural light while offering peaceful northern views. The contemporary kitchen features sleek cabinetry, quartz countertops, durable vinyl plank flooring, and a functional island &mdash;perfect for everyday meals or entertaining. The kitchen flows seamlessly into the cozy living area, creating a welcoming and practical living space. This unit features two well-proportioned bedrooms, ideal for a small family, guests, or a home office setup, along with a full 4-piece bathroom designed with clean, modern finishes. The smart floorplan maximizes every inch of space, offering both comfort and functionality. Enjoy added convenience with one titled underground parking stall and an assigned storage unit, providing ample room for your belongings. Low condo fees make this property even more attractive and affordable. Located just steps from the Bow River, scenic walking and biking paths, and nearby parks&mdash;including the popular Woof Willow Dog Park&mdash;this community offers the perfect blend of nature and urban living. With quick access to major routes, shopping, and everyday amenities, this is your chance to own in one of Calgary&rsquo;s fastest-growing riverside communities.