

301, 55 Wolf Hollow Crescent SE  
Calgary, Alberta

MLS # A2307974



## \$385,000

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage		

**Inclusions:** N/A

Experience elevated modern living in this exceptional third-floor condominium, perfectly situated in the vibrant new community of Wolf Willow. This home has been meticulously curated with premium upgrades, including soaring nine foot ceilings and durable luxury vinyl plank flooring, creating a sophisticated environment that seamlessly blends high-end style with everyday convenience. The heart of the home is a chef-inspired kitchen designed for both functionality and aesthetic appeal, featuring elegant quartz countertops, full-height cabinetry, and a versatile center island. The space is fully equipped with a top-tier KitchenAid stainless steel appliance package, while the open-concept layout extends naturally to a contemporary balcony offering unobstructed views. This residence accommodates two spacious bedrooms and two elegant full bathrooms, each thoughtfully designed with integrated vanity drawers to maximize storage. Beyond the living quarters, the property offers significant value with in-suite laundry, a titled underground parking stall, and a dedicated storage cage conveniently located directly in front of the parking space. Nestled along the Bow River Valley and adjacent to Fish Creek Park, the location provides unparalleled access to nature while remaining highly connected via Macleod Trail and Stoney Trail. With quick possession available, this professionally designed condo offers a premier turnkey opportunity in one of Calgary's most desirable southern communities.