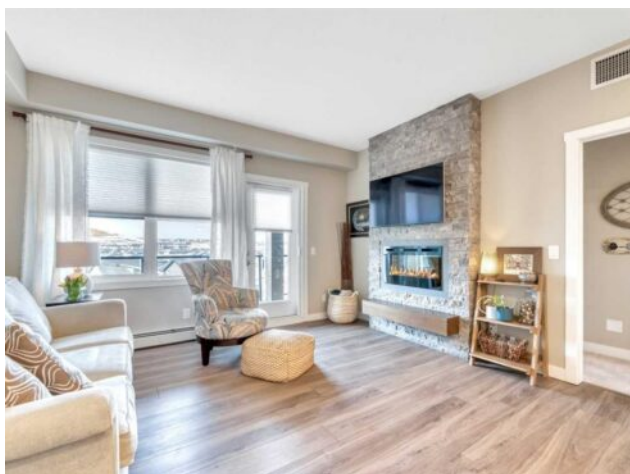


415, 55 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2308178



\$339,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 303

Basement: -

LLD: -

Exterior: Cement Fiber Board, Composite Siding, Wood Frame

Zoning: M-2

Foundation: -

Utilities: -

Features: Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)

Inclusions: NA

Beautifully upgraded top-floor, west-facing 1-bedroom condo in the sought-after Bow360 building in Wolf Willow—now offered at a new, more attractive price. With over \$33,000 in builder upgrades, this home delivers exceptional value—you simply can't replicate this level of finish in a new build at today's prices. Designed for modern living, the bright open-concept layout features 9-foot ceilings, expansive windows, and upgraded flooring throughout. The kitchen stands out with extended-height shaker cabinetry, upgraded appliances, a sleek Blanco sink, and pull-out pantry shelving, offering both style and everyday functionality. The living area is warm and inviting, highlighted by a stone-faced electric fireplace, and flows seamlessly onto a spacious west-facing balcony with unobstructed views—perfect for taking in Calgary's sunsets. The bedroom is thoughtfully finished with custom closet organizers, while additional upgrades include enhanced bathroom storage, quality window coverings, and a Phantom screen door. Comfort is elevated with in-suite laundry and upgraded air conditioning (fan coil system), plus the convenience of titled underground parking and secure storage. Low condo fees (covering everything except electricity) make ownership simple and affordable. Located in a vibrant, nature-focused community steps from the Blue Devil Golf Course, river pathways, and with quick access to Stoney and Deerfoot Trail, this home offers the perfect balance of lifestyle and connectivity. An exceptional opportunity for first-time buyers, professionals, or investors—this is standout value in today's market.