

\$290,000 - 409, 55 Wolf Hollow Crescent Se, Calgary

MLS® #A2102178

\$290,000

1 Bedroom, 1.00 Bathroom, 505 sqft

Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

The Top 10 Reasons You Will Love This Home!

10) Exquisite Architecture with High End Exterior Finishes including Metal Siding & Stone.

9) Exceptional Quality built by Cove Properties ~ Alberta's 'Award Winning' Premier Luxury Adult Condominium Home Builder using Superior Building Practices including fresh air system (ERV) in every unit and state of the art Sound Proofing Techniques providing a quiet and peaceful home.

8) Secured Titled Parking in the Heated Parking Garage & Heated Driveway.

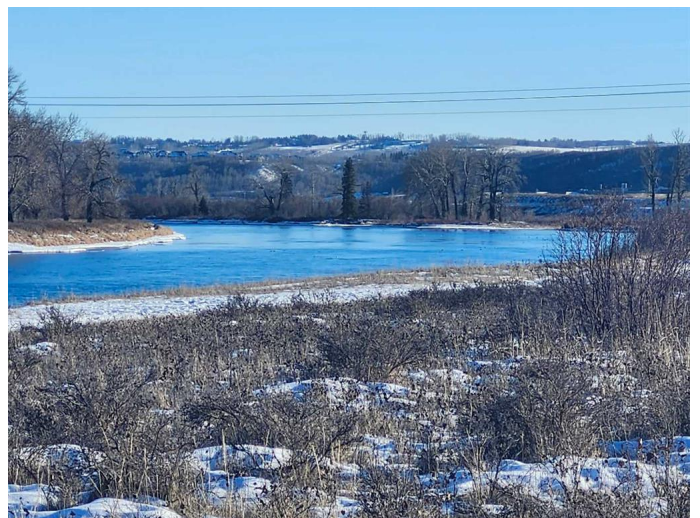
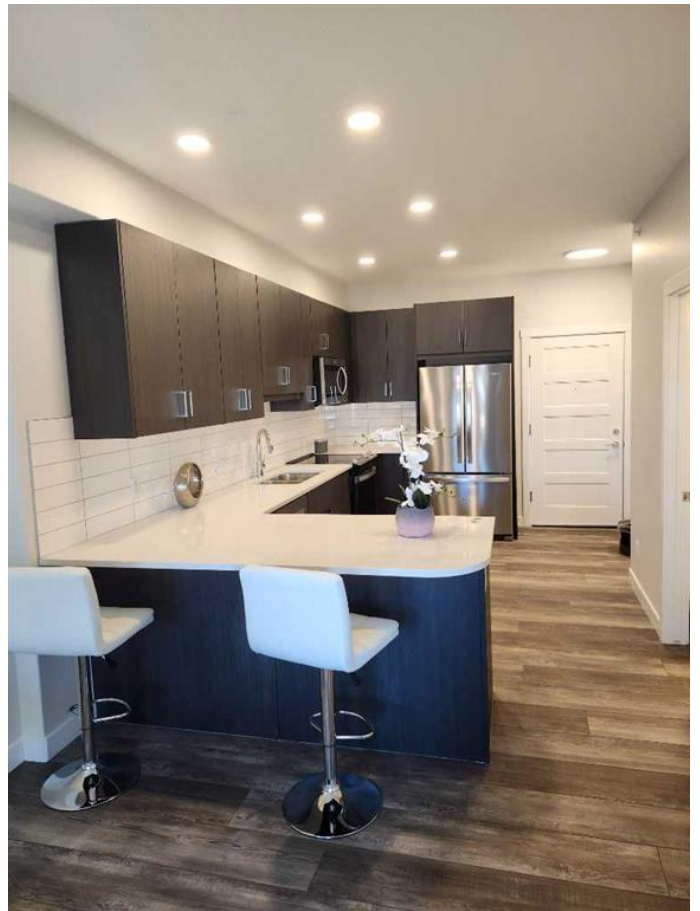
7) Tons of storage space with lots of cabinets, front closet, laundry closet and walk in closet inside the home as well as a 5' x 4' x 7' storage locker in a secured room & a secure bike storage room.

6) Low Low Condo Fees which include Heat, Water & Gas.

5) New (Never Been Lived in) TOP Floor Residence with Exclusive Use Balcony that includes a gas line for a BBQ or an outdoor propane fireplace that will view the new central community park.

4) Beautiful Modern Lobby with Fireplace and High End Furniture.

3) Nature & Convenience: A short walk or bike ride to: the 80km Trail System of the Bow River, Rapidly Growing Community Plaza, Another plaza to be built across the street, Blue Devil Golf Course, Dog Parks, the main road to connect to 210 Ave is to be worked on



in the near future!

2) Lovely Contemporary Interior Finishes & Upgrades: 9' California knockdown finished ceilings, Quartz countertops with Breakfast Bar & Quartz in the bathroom, Tall Cabinets with Soft Close Doors, Stainless Steel Kitchen Appliances, Front Load Washer & Dryer, High quality LVP with Lifetime Warranty and Air Conditioning to keep you comfortable!

1. Wake up to watch the Sunrise from your bedroom or while having your morning coffee or tea!! Don't miss this incredible opportunity! Make an appointment to see for yourself!!

Built in 2023

Essential Information

MLS® #	A2102178
Price	\$290,000
Sold Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	505
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	409, 55 Wolf Hollow Crescent Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5K9

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Underground

Interior

Interior Features	Closet Organizers, Elevator, Counters, Storage, Tray Ceiling
Appliances	Dishwasher, Electric Range, Wall/Window Air Conditioner
Heating	Hot Water
Cooling	Central Air, Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Light
Construction	Metal Siding, Stone, Stucco,



Additional Information

Date Listed	January 24th, 2024
Date Sold	March 11th, 2024
Days on Market	47
Zoning	M2
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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