

\$350,000 - 414, 55 Wolf Hollow Crescent Se, Calgary

MLS® #A2109997

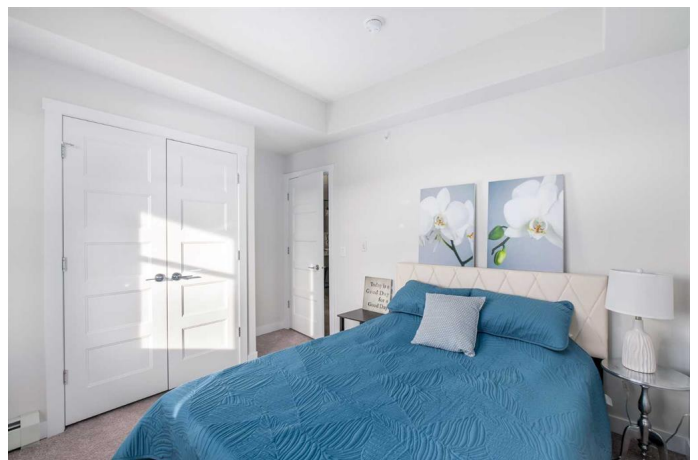
\$350,000

2 Bedroom, 1.00 Bathroom, 591 sqft

Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

Welcome Home to the stunning Bow360 condos! Remarkable value with a \$15 000 Top Floor premium and over \$12 000 spent on upgrades! A great layout and well appointed upgrades in this Move In Ready Luxury condo make this home feel spacious (Builder 648 sq ft) and must be seen to be appreciated! This is your opportunity to live in a stunning top floor condo. This peaceful boutique river valley community of Wolf Willow is nearby the Bow River with 80 km's of trails. Enjoy the beauty of natural light all day in this West facing home built by Cove Properties ~ Recipient of the SAM 'Customer Choice' Award & SAM 'Best Mutli Family Project' Award. Enjoy watching the sunset from your primary bedroom, living room or oversized covered balcony with a gas line for a BBQ or fire table that you can enjoy year round! Features include quartz countertops throughout the kitchen and the bathroom, high end faucets, energy star stainless steel appliances, cabinetry with soft close drawers, pot and pan drawers, 9' ceilings, top of the line luxury vinyl plank floors (lifetime warranty), and air conditioning! No need to worry about warming up your car to start with titled underground heated secured parking, so you can be ready to go at a moments notice! Walk or bike along the trails or stroll over to the community plaza with shops, restaurants and services with more commercial shops planned for the area. There is currently a bus route with plans to expand service as the community grows. A community



park is planned to open directly behind Bow360 this year and plans to connect to 210 Ave will commence shortly. The Low Condo Fees are the cherry on top that include Heat, Water, Gas & Parking and the New Home Warranty is still in effect! This is a pet friendly building!! For your guests, there are visitor parking spots in the parking lot as well as free street parking around the building. Schedule your visit today!

Built in 2023

Essential Information

MLS® #	A2109997
Price	\$350,000
Sold Price	\$345,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	591
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	414, 55 Wolf Hollow Crescent Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X5K9

Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1

Parking	Heated Garage, Secured, Titled, Underground
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Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s)
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Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
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Heating	Hot Water
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Cooling	Central Air, Wall Unit(s)
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# of Stories	4
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Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Storage
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Roof	Flat
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Construction	Metal Siding, Stone
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Additional Information

Date Listed	February 24th, 2024
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Date Sold	April 10th, 2024
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Days on Market	44
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Zoning	M2
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HOA Fees	0.00
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Listing Details

Listing Office	Greater Calgary Real Estate
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