

\$640,885 - 117, 55 Wolf Hollow Crescent Se, Calgary

MLS® #A2152980

\$640,885

2 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

Welcome to Bow360, a distinguished boutique condo building nestled in the serene Wolf Willow area. Situated in one of the most sought-after locales, this impeccably designed residence offers unparalleled living. Your new home enjoys an enviable setting near the picturesque Bow River, a splendid golf course, and charming walking/biking trails.

Convenience meets luxury as Bow360 is just a 5-minute drive from grocery stores, shopping venues, boutique fitness facilities, and a diverse array of dining and entertainment options.

This meticulously crafted Willow III Unit (FORMER SHOW SUITE) on the main floor offers 1,189 sq.ft. (RMS Measurement) and 1,277 sq.ft. (Architectural Measurement) of thoughtfully designed living space and comprises 2 bedrooms + Den, 2 full bathrooms, and 1 titled underground parking stall. Inside, discover exquisite details (UPGRADES ABOUND) including quartz countertops, a waterfall island, designer tile backsplash, KitchenAid stainless steel appliances with built-in microwave and chef-style hood fan, luxury hard surface flooring throughout, upgraded fixtures/lighting/finishes, custom full-height fireplace, in-suite laundry, and central air conditioning. Additionally, the large patio beckons, providing an ideal space for entertaining guests or enjoying moments of tranquility in the open air. Please note,



additional parking and storage are available at an additional cost.

Developed by Cove Properties, one of Calgary's premier multifamily developers renowned for their dedication to quality construction, Bow360 embodies excellence in every aspect. Don't miss this opportunity to elevate your lifestyle in this exceptional residence! Contact your agent today to arrange a viewing during the Wolf Willow show suite hours. Taxes are not yet fully assessed, and landscaping is scheduled for completion this month. Given this is a former show suite, please understand that upon purchase the developer will bring this unit back to brand new standards.

Built in 2024

Essential Information

MLS® #	A2152980
Price	\$640,885
Sold Price	\$655,060
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,190
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	117, 55 Wolf Hollow Crescent Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 5K9

Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Secured Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Flat, Membrane
Construction	Metal Siding, Stone, Stucco, Wood Frame

Additional Information

Date Listed	July 31st, 2024
Date Sold	September 10th, 2024
Days on Market	41
Zoning	M-2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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