



**313, 125 Wolf Hollow Crescent SE
Calgary, Alberta**

MLS # A2292262



\$549,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,169 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

TWO PARKING STALLS ~ Welcome to Bow 360 in the vibrant and sought-after community of Wolf Willow, where this beautifully appointed, air-conditioned corner-unit condo offers one of the largest and most desirable floorplans in the complex. From the moment you step inside, you'll appreciate the bright, open-concept design highlighted by expansive windows that flood the home with natural light and showcase lovely views of surrounding parks and green spaces. The elegant kitchen is both stylish and functional, featuring crisp white cabinetry, sleek quartz countertops, durable vinyl plank flooring, and an impressive oversized island with seating—perfect for casual dining, morning coffee, or gathering with friends and family. The kitchen flows seamlessly into the generous living room and a separate dining area spacious enough for a full dining suite, creating an inviting space ideal for both comfortable everyday living and sophisticated entertaining. Just off the dining area, step onto the spacious corner deck—an ideal outdoor retreat with gas bib for BBQing and overlooking the surrounding community green space and parks, including the 'Woof Willow Dog Park'. This thoughtfully designed home offers two spacious bedrooms, including a refined primary suite complete with its own private ensuite bathroom, along with a second full four-piece bathroom that provides comfort and convenience for guests or family. A private den with elegant French doors adds versatility and charm, making it the perfect space for a stylish home office, reading room, or flex area. Completing the package, this exceptional unit includes two titled parking stalls and an additional paid storage unit, providing outstanding convenience and valuable extra space. There's also an additional tire storage room in the building available on a rental basis and subject to availability.

Located just moments from the Bow River and its extensive network of scenic walking and cycling pathways, residents of Wolf Willow enjoy an incredible balance of urban convenience and access to nature, with beautiful river valley landscapes, parks, and outdoor recreation right outside your door while still being minutes from everyday amenities, shopping, dining, and major commuter routes—making this a rare opportunity to own a spacious, light-filled, and elegantly finished home in one of Calgary’s most exciting riverside communities.