



**GRASSROOTS**  
REALTY GROUP

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**2304, 265 Wolf Willow Boulevard SE  
Calgary, Alberta**

**MLS # A2308850**



**\$384,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	596 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	m-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters		

**Inclusions:** na

Discover your dream home in this 2-Bedroom, 1-Bathroom Unit with 1 Titled Underground Parking Stall, perfectly situated in the vibrant and growing community of Wolf Willow. Enjoy the convenience of nearby playgrounds, scenic pathways, golf, and shopping—all within a dynamic and welcoming neighborhood. This beautiful home offers an exceptional living experience with an open-concept floor plan and an oversized South-facing balcony that floods the space with natural light—perfect for outdoor entertaining and relaxation. Inside, you'll find the highest quality fit and finish, including vinyl plank flooring throughout the living areas and high ceilings that enhance the spacious feel. The kitchen is a chef's delight, boasting full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and pantry. The eat-up bar, adorned with elegant quartz countertops, creates the perfect spot for casual dining and entertaining. The primary bedroom is a true retreat, featuring a spacious walk-through closet, to the 4-piece bathroom. One additional bedroom complete this thoughtfully designed layout, ensuring comfort for all. Beyond your door, indulge in a range of amenities designed to enhance your lifestyle. Pamper your furry friends at the pet spa, stay active in the well-equipped gym, and enjoy gatherings in the owners' lounge. Plus, convenient bike storage makes it easy to explore the beautiful surroundings. This bright and airy home is move-in ready, offering you the chance to embrace the TRUMAN lifestyle and live better than ever!