



**GRASSROOTS**  
REALTY GROUP

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405, 125 Wolf Hollow Crescent SE  
Calgary, Alberta

MLS # A2309047



**\$459,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Vinyl Windows

**Inclusions:** Exterior awning(s)

Welcome to this stunning top-floor corner unit in the boutique-style Bow 360 Condos, where thoughtful upgrades, panoramic views, and modern comfort come together in one exceptional home. Priced below assessed value, this incredible 2-bedroom, 2-bathroom condo offers the perfect blend of luxury, functionality, and convenience in the highly sought-after community of Wolf Willow. Step inside to discover a bright and airy open-concept layout designed for both everyday living and effortless entertaining. The chef-inspired kitchen is the heart of the home, featuring a massive 9-foot quartz island, designer backsplash, full-height soft-close cabinetry, upgraded appliances, and premium finishes throughout. The spacious living and dining areas are flooded with natural light and seamlessly connect to the expansive wraparound deck. Enjoy breathtaking panoramic views while sipping your morning coffee at sunrise or relaxing in the evening sunset. Additional upgrades include designer blinds throughout, retractable awnings on the wraparound balcony, central air conditioning, and convenient in-suite laundry. This exceptional home also includes titled underground parking and two storage units, offering unmatched practicality and storage space. Perfectly located near the scenic walking and biking pathways along the Bow River and close to Fish Creek Provincial Park, outdoor enthusiasts and pet lovers alike will appreciate the incredible lifestyle this location provides. Your four-legged family members will feel right at home in this pet-friendly building and community. Don't miss your opportunity to own this beautifully upgraded condo in one of Calgary's most desirable new communities. Book your private showing today!

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