



GRASSROOTS
REALTY GROUP

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308, 125 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2323538



\$279,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	500 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 235
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to Unit 308 at 125 Wolf Hollow Crescent SE, a beautifully designed condominium offering modern comfort, stylish finishes, and an exceptional location in one of Calgary's most desirable riverfront communities. With 499 square feet of thoughtfully planned living space, this 1-bedroom, 1-bathroom residence is the perfect opportunity for first-time buyers, investors, professionals, or those seeking a low-maintenance lifestyle without compromising on quality. The home features an efficient layout that maximizes every square foot, creating a space that feels bright, functional, and inviting. Step inside to discover contemporary finishes and an open-concept design that creates a seamless flow throughout the home. The well-appointed kitchen offers quartz countertops, modern cabinetry, sleek black and stainless steel appliances, and ample workspace for preparing meals and entertaining guests. The adjacent living area provides a comfortable setting for relaxing at the end of the day, while large windows allow natural light to fill the space, enhancing the bright and airy atmosphere. Luxury vinyl plank flooring and 9-foot ceilings add to the home's modern appeal while creating a sense of openness throughout. The spacious bedroom serves as a private retreat, complete with convenient closet space and easy access to the full bathroom. Thoughtfully designed to provide both comfort and functionality, the bedroom offers the perfect place to unwind after a busy day. The bathroom features contemporary finishes and a clean, modern aesthetic that complements the rest of the home. Whether you are purchasing your first property, adding to your investment portfolio, or looking for an easy-to-maintain home, this residence offers exceptional value in a growing community. The efficient floor plan, quality finishes, and desirable location make it an attractive option for a

wide variety of buyers. Low-maintenance condominium living allows you to spend less time on upkeep and more time enjoying everything the surrounding area has to offer. Living in Wolf Willow means embracing a lifestyle connected to nature while remaining close to urban conveniences. Nestled along the Bow River, this vibrant community offers extensive walking and cycling pathways, beautiful green spaces, and easy access to outdoor recreation. Residents enjoy nearby parks, scenic river views, and quick access to shopping, dining, schools, and everyday amenities. Whether you're taking a morning walk along the river, exploring nearby trails, or enjoying the peaceful surroundings, Wolf Willow offers a unique balance of natural beauty and modern convenience that makes it one of Calgary's most exciting places to call home. Book your private showing today!