



GRASSROOTS
REALTY GROUP

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408, 125 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2325795



\$289,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	508 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 257
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: N/A

Welcome to unit 408 at Bow360 in the sought-after community of Wolf Willow, where modern design meets an incredible riverside lifestyle. This "like new" 1-bedroom, 1-bathroom condo offers a thoughtfully designed open living space, making it an ideal choice for first-time buyers, investors, professionals, or anyone looking for a stylish, low-maintenance home. Inside, you'll find a bright, open-concept layout highlighted by 9-foot ceilings, luxury vinyl plank flooring, and contemporary finishes throughout. The kitchen is both functional and inviting, featuring quartz countertops, modern cabinetry, stainless steel appliances, and a convenient breakfast bar that's perfect for casual dining or entertaining. The comfortable living area is filled with natural light and extends onto a spacious private balcony, creating the perfect spot to enjoy your morning coffee or unwind at the end of the day. The generously sized bedroom offers a walk-through closet with direct access to the well-appointed 4-piece bathroom, which also features a second entrance from the main living area for added convenience. Additional highlights include in-suite laundry and air conditioning for year-round comfort. Designed with convenience in mind, this home includes a titled, secure underground parking stall with an attached storage cage, as well as a second private storage locker located on the same floor as the unit for easy everyday access. Residents also enjoy secure bike storage and a dedicated tire storage room, making it easy to stay organized while embracing the active lifestyle Wolf Willow is known for. Set along the Bow River and bordering Fish Creek Park and Blue Devil Golf Course, Wolf Willow is one of Calgary's most exciting new communities for those who appreciate an active outdoor lifestyle. Enjoy endless walking and cycling pathways, beautiful natural surroundings, and easy access to

shopping, restaurants, and everyday amenities, all while remaining well connected to the rest of the city. Whether you're searching for your first home, a turnkey investment property, or an easy lock-and-leave lifestyle, this beautiful condo offers the perfect blend of comfort, quality, and location.