



GRASSROOTS
REALTY GROUP

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218, 55 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2330921



\$309,900

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	678 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers		

Inclusions: None

****Open House - Saturday Aug. 1st 1-3pm**** Turnkey luxury meets effortless living. Welcome to this beautifully upgraded 2-bedroom condominium in Bow 360, an intimate boutique development by Cove Properties, perfectly situated in the sought-after riverside community of Wolf Willow. Showcasing nearly \$10,000 in premium upgrades, including in-suite air conditioning, and stylish finishes throughout, this impeccably maintained home offers the perfect balance of comfort, quality, and convenience. From the moment you step inside, you'll appreciate the thoughtful design and elevated details that set this home apart. Gorgeous Twelve Oaks luxury wide plank vinyl flooring flows throughout the main living areas, beautifully complemented by plush carpeting in both bedrooms. The stylish kitchen features full-height cabinetry, sleek quartz countertops, a large centre island, premium stainless steel appliances, and ample storage, making it ideal for both everyday living and entertaining. The bright, open concept living space extends seamlessly to your private balcony, creating the perfect spot to relax and unwind. Additional features include an Energy Recovery Ventilation (ERV) system, a titled underground parking stall, a private storage locker, and the peace of mind that comes with a reinforced concrete foundation offering exceptional sound attenuation and lasting quality. Enjoy the incredible lifestyle Wolf Willow has to offer with the Bow River, over 80 kilometres of scenic pathways, Fish Creek Provincial Park, Blue Devil Golf Course, and the nearby Woof Willow Off-Leash Dog Park all close by. Shopping, restaurants, transit, and South Health Campus are also just minutes away. Whether you're a first-time buyer, downsizer, or investor, this exceptional turnkey home offers an outstanding opportunity to enjoy modern living in one of

Calgary’s most desirable communities. This is one you’ll want to see!