



GRASSROOTS
REALTY GROUP

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411, 55 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2331390



\$265,000

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	502 sq.ft.	Age:	2022 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 257
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions: N/A

PICTURE-PERFECT, PENTHOUSE, PARK VIEWS & LOW-RISE CHARM! Step into a bright, welcoming sanctuary where peaceful park vistas serve as your daily backdrop with no neighbours above you. Situated on the top floor in a quiet low-rise building, this apartment offers the ideal combination of green space living and modern urban convenience. Enjoy your morning coffee on the massive 120 sq ft balcony while taking in the serene, tree-lined view right outside your window. The interior comes completely turnkey with premium builder upgrades throughout. Gorgeous Twelve Oaks luxury vinyl plank flooring flows through the main living space, complemented by plush Mohawk carpet in the bedroom area and a ceiling fan for year-round comfort. The upgraded kitchen features full-height upper cabinetry tailored seamlessly to the ceiling, elegant Marathon Milano polished chrome hardware, dual Lazy Susans for smart corner storage, a sleek ALT chrome faucet, and an upgraded stainless steel Whirlpool appliance package (fridge, stove, oven, microwave, dishwasher), alongside your own private in-suite washer and dryer. The bathroom offers a polished look with an upgraded tub featuring fully tiled walls and stylish chrome sliding glass doors. Added features include titled Parking Stall #27 and an assigned Storage Locker (#75) conveniently located right by the 4th-floor elevator to keep everything organized. Location couldn't be better for outdoor enthusiasts and nature lovers—you are just a few minutes' walk to the scenic Bow River and Fish Creek walking trails, 1 minute away from Woof Willow Off-Leash Dog Park, minutes from Crystie's Coffee House, and moments away from Legacy shopping, South Health Campus, and the Somerset-Bridlewood LRT station. A rare park-facing unit in a fantastic community—book your private tour today!

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