

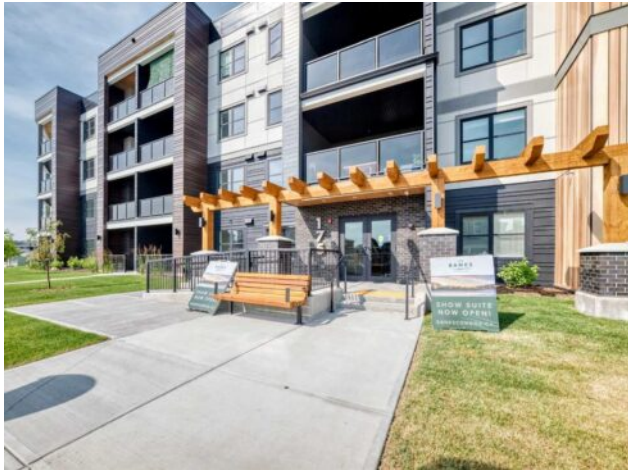


GRASSROOTS
REALTY GROUP

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115, 175 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2333088



\$375,000

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Metal Siding , Stone	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions:	NA
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Welcome to brand-new main floor living in the heart of peaceful Wolf Willow! Step inside this pristine, never-lived-in Air Conditioned, carpet free 2-bedroom, 2-bathroom condo featuring airy 9' high ceilings, large sunlit windows, and durable luxury vinyl plank flooring throughout. The thoughtful split-bedroom layout offers ultimate privacy on either side of a central kitchen equipped with sleek quartz countertops, extended-height cabinetry, and a breakfast bar open to the inviting living area. The primary suite boasts a tray ceiling, walk-through closet and private shower ensuite, while the second bedroom is served by a 4-piece bath with a generous vanity. Step out onto your private porch facing a quiet, tree-lined walkway that leads directly to a central park, all just a short stroll from the scenic Bow River pathways. Complete with wall-unit A/C, in-suite laundry, an underground parking spot, bicycle storage, and an upscale building with a stunning lobby, this move-in-ready home delivers modern river-valley living at its finest. Schedule your viewing today to experience Wolf Willow living firsthand!