



GRASSROOTS
REALTY GROUP

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318, 55 Wolf hollow Crescent SE
Calgary, Alberta

MLS # A2333840



\$275,000

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Welcome to Bow 360! This modern 2 bedroom unit offers over 600 sq. ft. of thoughtfully designed living space with a functional layout and contemporary finishes throughout. Located on the third floor, the unit features a private balcony with unobstructed views, open sightlines, and plenty of natural light. The stylish kitchen includes quartz countertops, a convenient breakfast bar, and a sleek, modern design. Additional features include titled parking, a storage unit conveniently located at the parking stall, and dedicated bike storage within the building. Situated in the rapidly growing community of Wolf Willow, this property offers the perfect balance of nature and convenience. Enjoy easy access to the Bow River, scenic walking and biking paths, Fish Creek Park, Stoney Trail, and Macleod Trail. Shopping, restaurants, and everyday amenities in Walden, Legacy, and Shawnessy are only minutes away. An excellent opportunity for first-time buyers, investors, or anyone looking for a modern home in a thriving community.