



GRASSROOTS
REALTY GROUP

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1522, 265 Wolf Willow Boulevard SE
Calgary, Alberta

MLS # A2335486



\$459,999

Division:	Wolf Willow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions:	na
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Perched on the top floor, this exceptional corner residence offers the perfect blend of contemporary design, panoramic mountain views, and outstanding outdoor living. Featuring 3 bedrooms, 2 bathrooms, and an oversized wrap-around balcony, this is one of Orson at Wolf Willow's most desirable opportunities. Thoughtfully designed with an open-concept layout, the home is filled with natural light from oversized windows and features 9-foot ceilings, luxury vinyl plank flooring throughout the main living areas, and luxury vinyl tile flooring in the bathrooms and laundry room. The contemporary kitchen is beautifully appointed with quartz countertops, full-height cabinetry, stainless steel appliances, an undermount stainless steel sink, a high-arc pull-down faucet, designer pendant lighting, and a large peninsula with seating, making it ideal for everyday living and entertaining. The spacious living and dining area flows seamlessly onto the expansive wrap-around balcony, creating the perfect space to relax, entertain, or simply enjoy the stunning mountain views. The primary bedroom features a walk-in closet and private 4-piece ensuite, while two additional bedrooms provide flexibility for family, guests, or a home office. A second full bathroom, convenient in-suite laundry, and a smart wiring panel complete this thoughtfully designed home. Additional highlights include 1 titled heated underground parking stall, 1 assigned secure storage locker, secure building access, visitor parking, and the convenience of being located just steps from the building's fully equipped fitness centre. Located in the highly sought-after community of Wolf Willow, residents enjoy direct access to the Bow River pathway system, Fish Creek Provincial Park, Blue Devil Golf Club, parks, playgrounds, and the popular Woof Willow off-leash dog park. With convenient access to shopping, restaurants,

schools, transit, Stoney Trail, Legacy, and Seton, this move-in ready home offers an exceptional combination of location, lifestyle, and modern comfort.