



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2412, 265 Wolf Willow Boulevard SE
Calgary, Alberta

MLS # A2344873



\$400,000

Division:	Wolf Willow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	603 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 278
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully appointed 2-bedroom, 2-bathroom condo in Orson at Wolf Willow, offering over 600 sq. ft. of thoughtfully designed living space with a southern exposure in one of Calgary's most desirable and growing communities. With modern finishes, an open-concept layout, titled underground parking, separate storage, and outstanding building amenities, this move-in-ready condo offers the perfect blend of comfort, style, and convenience. Step inside and you'll immediately appreciate the bright and airy feel created by 9-foot ceilings, large windows, and an abundance of natural light. The functional open-concept floor plan is designed for both everyday living and entertaining, with the kitchen serving as the heart of the home. Beautifully finished with quartz countertops, loads of soft-close cabinetry, a stainless steel appliance package, undermount sink, and spacious eat-up peninsula, there is no shortage of counter space or storage. Whether you're preparing dinner, hosting friends, or enjoying your morning coffee, this kitchen is designed to impress. The spacious living and dining areas flow seamlessly together, creating a welcoming space to relax and unwind. Sliding patio doors lead to the private balcony, providing the perfect spot to enjoy the fresh air or entertain guests. The primary bedroom is thoughtfully designed as a private retreat, featuring a large walk-through closet leading to its own 3-piece ensuite. The second bedroom is conveniently located adjacent to the main 4-piece bathroom, offering privacy and flexibility for guests, family, roommates, or a home office. Additional conveniences include in-suite laundry with washer and dryer, 1 titled heated underground parking stall, and a separate secure storage cage, providing valuable additional space for seasonal items, sports equipment, luggage, and more. Residents of Orson

enjoy an impressive collection of amenities, including a fully equipped fitness centre, pet spa, owners' lounge with a large-screen surround-sound movie room, secure bike storage, visitor parking, and secure building access. Located in the sought-after community of Wolf Willow, you'll enjoy easy 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. Shopping, restaurants, schools, transit, and everyday conveniences are nearby, with quick access to Stoney Trail, Legacy, and Seton. Whether you're a first-time buyer, downsizer, or investor, this exceptional condo offers an outstanding opportunity to enjoy modern living in a vibrant community surrounded by nature, recreation, and fantastic amenities.