

# \$424,900 - 4213, 111 Wolf Creek Drive, Calgary

MLS® #A2203618

**\$424,900**

3 Bedroom, 2.00 Bathroom, 840 sqft  
Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

Limited Opportunity: Brand New Luxury Living  
in Wolf Willow!

Discover an exceptional lifestyle in this stunning, brand-new 3-bedroom, 2-bathroom corner unit condo, a rare find within the vibrant Wolf Willow community. This is your chance to secure a coveted residence in the esteemed Harlow building, completed by Truman in October 2024.

Experience Modern Elegance and Unmatched Comfort:

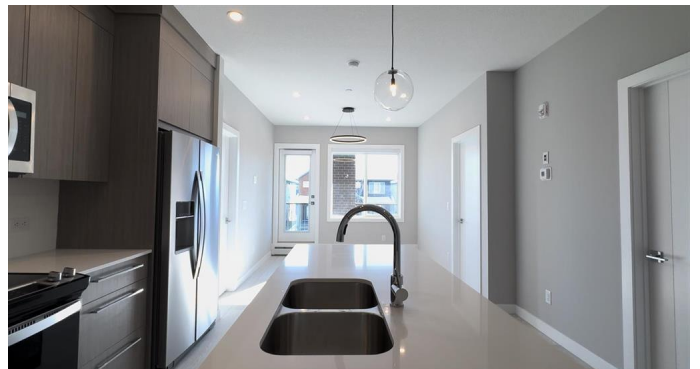
Sun-Drenched Open Concept: Bask in the warmth of natural light that floods the open-concept living space, creating an inviting and airy atmosphere.

Gourmet Kitchen Delight: Entertain effortlessly in a contemporary kitchen featuring elegant quartz countertops, a spacious island, and brand-new stainless steel appliances (with a one-year Coast Appliances warranty).

Luxurious Primary Retreat: Unwind in a serene primary bedroom boasting tray ceilings, a walk-in closet, and a spa-inspired ensuite bathroom with a glass shower.

Seamless Indoor-Outdoor Living: Extend your living space onto an oversized patio, complete with a built-in BBQ line, perfect for alfresco dining and entertaining.

Convenient In-Suite Amenities: Enjoy the ease of in-suite laundry with a stacked washer and dryer.



Wolf Willow - A Community Designed for Your Lifestyle:

Nature's Embrace: Immerse yourself in the natural beauty of Wolf Willow, with ample green spaces, easy access to the Bow River, and Fish Creek Park.

Recreation and Leisure: Enjoy a short drive to the Blue Devil Golf Course, or explore the nearby dog park.

Unparalleled Community Amenities: Benefit from complimentary access to a fully equipped gym, a courtyard with fire pits, and a bookable recreational room.

Convenient Connectivity: Navigate the city with ease via convenient transit routes (444 and 168), the Somerset-Bridlewood LRT, and quick access to Stoney Trail.

Added Convenience: Includes one titled underground parking stall and one titled storage locker.

Future-Ready Living: Explore themed parks, environmental reserves, future schools, and scenic trails along the Bow River.

Peace of Mind and Exceptional Value:

Warranty: Enjoy worry-free living in your brand-new home.

Don't Miss This Limited Opportunity! This is your chance to secure a rare and luxurious living experience in Wolf Willow. Schedule your viewing today and make this exceptional condo your new home.

Built in 2024

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2203618  |
| Price      | \$424,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                   |
|----------------|-------------------|
| Square Footage | 840               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 4213, 111 Wolf Creek Drive |
| Subdivision | Wolf Willow                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 5X2                    |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Park, Parking, Playground, Recreation Room, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                          |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 5                |
| Zoning         | M-2              |

## Listing Details

Listing Office Kingsland Realty

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