

# \$374,900 - 3113, 111 Wolf Creek Drive Se, Calgary

MLS® #A2201252

**\$374,900**

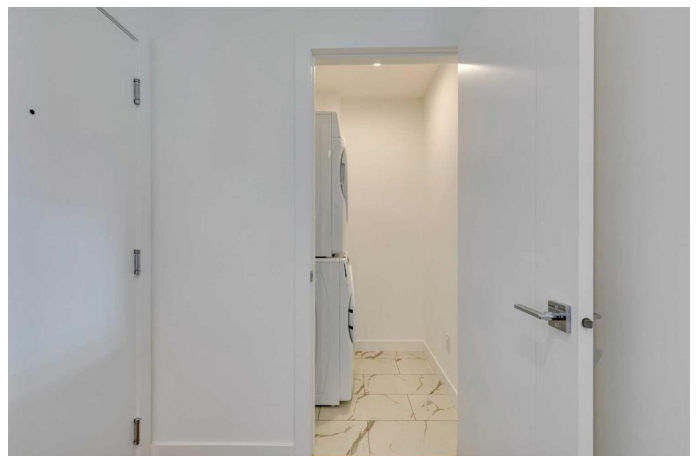
3 Bedroom, 2.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

**\*\*OPEN HOUSE CANCELED\*\*** Back on the market as buyer couldn't get financing! Now is your change to secure the best priced 3 bedroom unit in Harlow! Brand new, 3 bedroom, 2 bathroom condo in the vibrant community of Wolf Willow is what you have been searching for! This main floor, corner unit is flooded w/natural light and is well equipped w/all the modern finishings you need.

Functional, open floorplan takes advantage of every square foot. Kitchen is the heart of the home w/good storage and prep space, brand new stainless steel appliances and a big island w/room for stools. Dining area offers space for those family dinners and offers a built-in cabinet for extra storage. Living room w/large window overlooks the huge balcony w/easy access outside. Primary bedroom w/walk-through closet & a 3-pc ensuite provides the privacy you need. Well sized 2nd & 3rd bedrooms plus a 4-pc bathroom. Did I mention this unit comes w/in-suite laundry, vinyl floors, quartz counters and modern roll down blinds? Don't forget the titled underground parking and a separate storage locker. The Harlow by Truman has a ton of amenities for it's residents! Onsite gym, pet spa, bike storage, a party/lounge room & outdoor firepits! plus 10 EV charging stations! A huge bonus that is not easy to find! This pet friendly building is walking distance to the dog park set up w/agility equipment...your furry best friend will be all smiles. Like to explore the outdoors? Take advantage of the



endless bike and walking trails along the Bow River in Fish Creek Park. Wolf Willow is growing w/great businesses, fun playgrounds w/easy access to both Stoney Trail and MacLeod Trail. Don't wait for construction on a new build....come call this brand new condo w/Alberta New Home Warranty, home!

Built in 2024

### Essential Information

MLS® #	A2201252
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3113, 111 Wolf Creek Drive Se
Subdivision	Wolf Willow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5X2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking, Party Room
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Private Entrance
Construction	Brick, Cement Fiber Board

## Additional Information

Date Listed	March 11th, 2025
Days on Market	23
Zoning	M-2

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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