

# \$354,900 - 1311, 111 Wolf Creek Drive Se, Calgary

MLS® #A2213626

**\$354,900**

2 Bedroom, 2.00 Bathroom, 691 sqft

Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

Welcome to this stunning condo, completed in 2024 and nestled in the vibrant and sought-after community of Wolf Willow. This modern 2-bedroom + den, 2-bath unit blends contemporary style with everyday functionality, featuring an open-concept layout and designer finishes throughout.

Step inside to a spacious entryway complete with a coat and shoe closet for added convenience. Just off the foyer, you'll find a versatile den—perfect for a home office, reading nook, or creative space. The heart of the home is a stylish kitchen showcasing a large quartz island, premium stainless steel appliances, and ample cabinetry to meet all your storage needs. The kitchen seamlessly connects to the bright living area, creating an ideal space for both relaxing and entertaining.

Enjoy fresh air and scenic views from your private balcony—ideal for morning coffee or winding down in the evening. The primary bedroom offers a peaceful retreat with a walk-in closet and a sleek 3-piece ensuite bathroom. A second generously sized bedroom is located near the main 4-piece bathroom, making it perfect for guests or family.

Additional perks include in-suite laundry and a titled, heated underground parking stall—perfect for Calgary winters. Pet lovers will appreciate the building's pet wash and



proximity to a nearby dog park. Residents also enjoy access to a fully equipped fitness centre, a social lounge, and secure bike storage.

Surrounded by green spaces, shopping, parks, and scenic trails along the Bow River, Wolf Willow is the perfect place to enjoy an active and connected lifestyle. Donâ€™t miss your chance to call this incredible unit homeâ€”book your private showing today!

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213626          |
| Price          | \$354,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 691               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1311, 111 Wolf Creek Drive Se |
| Subdivision | Wolf Willow                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X5X2                        |

**Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Recreation Room, Visitor Parking |
| Parking Spaces | 1                                                             |
| Parking        | Underground                                                   |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Wired for Data                                      |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                               |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |
| Basement          | None                                                                                                 |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Roof              | Asphalt/Gravel                      |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 109              |
| Zoning         | M-2              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | VIP Realty & Management |
|----------------|-------------------------|

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