

306, 55 Wolf Hollow Crescent SE  
Calgary, Alberta

MLS # A2196222



**\$630,000**

Division:	Wolf Willow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,107 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 507
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Attention first-time home owners and investors - Welcome to Wolf Willow! Embrace the thrill of homeownership with this \*\*\*FULLY UPGRADED\*\*\* 2 BED/ 2 BATH plus Den unit with Federation park View. This unit features 9ft Ceiling, upgraded stone countertops, Stainless steel appliances, Ensuite bathroom with double vanity ,SPACIOUS BALCONY, Air conditioner and more! Enjoy peace and quiet on the upper floor with mountain views!, Bask in the abundance of natural light that floods this sun-facing unit. The unit also comes with its own parking stall, plenty of visitor parking and free street-parking for your guests. Convenience is at your doorstep, with quick access to Golf course, Bow river, neighboring shops, walk/ Bike trails, restaurants, and nearby parks. Don't miss out on this incredible opportunity to make this beautiful home your own.