

# \$630,000 - 306, 55 Wolf Hollow Crescent Se, Calgary

MLS® #A2196222

**\$630,000**

3 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

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.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2196222  |
| Price          | \$630,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,107     |
| Acres          | 0.00      |
| Year Built     | 2024      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Apartment   |
| Style    | Apartment   |
| Status   | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 306, 55 Wolf Hollow Crescent Se |
| Subdivision | Wolf Willow                     |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2X 5W9                         |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Playground, Park |
| Parking Spaces | 1                                              |
| Parking        | Assigned, Titled, Underground                  |
| # of Garages   | 1                                              |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters        |
| Appliances        | Dishwasher, Electric Stove, Microwave, Oven, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                               |
| Cooling           | Central Air                                                             |
| # of Stories      | 4                                                                       |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Brick, Stucco, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 56                  |
| Zoning         | M-2                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.