

1113, 111 Wolf Creek Drive SE  
Calgary, Alberta

MLS # A2233039



\$434,900

|             |                                    |            |                  |
|-------------|------------------------------------|------------|------------------|
| Division:   | Wolf Willow                        |            |                  |
| Type:       | Residential/High Rise (5+ stories) |            |                  |
| Style:      | Apartment-Single Level Unit        |            |                  |
| Size:       | 841 sq.ft.                         | Age:       | 2024 (1 yrs old) |
| Beds:       | 3                                  | Baths:     | 2                |
| Garage:     | Underground                        |            |                  |
| Lot Size:   | -                                  |            |                  |
| Lot Feat:   | -                                  |            |                  |
| Heating:    | Baseboard                          | Water:     | -                |
| Floors:     | Tile, Vinyl Plank                  | Sewer:     | -                |
| Roof:       | Asphalt                            | Condo Fee: | \$ 342           |
| Basement:   | None                               | LLD:       | -                |
| Exterior:   | Vinyl Siding                       | Zoning:    | M-2              |
| Foundation: | -                                  | Utilities: | -                |

Features: Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s)

Inclusions: None

Welcome to this well-designed 3-bedroom, 2-bathroom condo offering a fantastic opportunity in the vibrant community of Wolf Willow. Located on the main floor, this unit stands out with its direct walk-out access to the street through a generously sized patio, perfect for those who value ease of access and seamless indoor-outdoor living. Step inside to a spacious and functional layout featuring a dedicated dining area, a central kitchen with island, and a bright living space that opens directly to the patio. The floor plan is thoughtfully arranged for privacy: the primary bedroom includes its own walk-in closet and private 3-piece ensuite, while the two additional bedrooms are situated on the opposite side near the main 4-piece bathroom&mdash;ideal for children, guests, or roommates. Other conveniences include in-suite laundry, titled underground parking, and access to premium building amenities such as a fully equipped fitness center, residents&rsquo; lounge, pet spa, and bike storage. This condo is currently rented to reliable tenants with a lease in place until April 2026, making it a turnkey investment opportunity with immediate rental income. (Please note: Photos were taken prior to tenant occupancy. The unit is now lived in and will contain tenant belongings&mdash;and a pet&mdash;during showings.) Nestled near the scenic Bow River, this community offers access to walking and biking paths, off-leash parks, golf courses, and is just minutes from shopping, dining, and major roadways. A smart investment in a growing, well-connected neighborhood.