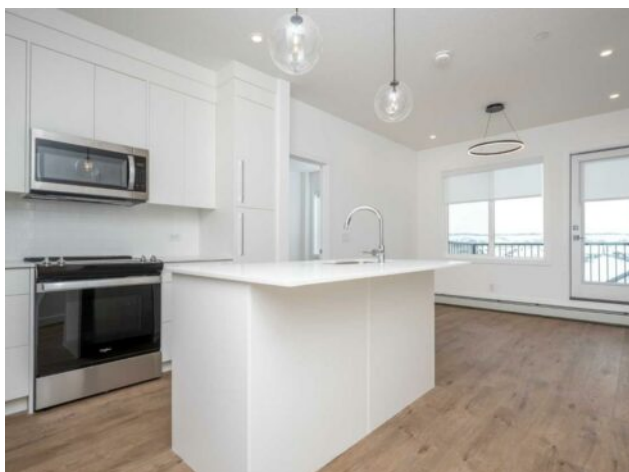


1406, 111 Wolf Creek Drive SE  
Calgary, Alberta

MLS # A2285158



## \$350,000

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	686 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Veneer, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** N/A

A modern ground-level 2 bedroom + den, 2 bathroom condo is located in the desirable community of Wolf Willow. The open-concept layout features luxury vinyl plank flooring, oversized windows, and a stylish kitchen complete with stainless steel appliances, quartz countertops, full-height soft-close cabinetry, and a spacious island. Enjoy easy outdoor access from your private patio—ideal for pet owners or morning coffee. The primary bedroom includes a walk-in closet and 3-piece ensuite, while the second bedroom is conveniently located near the main 4-piece bathroom. A versatile den provides the perfect home office or flex space, and in-suite laundry adds everyday convenience. This unit includes titled parking. Pet-friendly building with amenities including a pet wash station and resident social spaces. Minutes from Bow River pathways, Fish Creek Park, schools, shopping, and quick access to Stoney Trail and Macleod Trail. Ideal for families, professionals, or investors.