

112, 125 Wolf Hollow Crescent SE  
Calgary, Alberta

MLS # A2229557



**\$599,900**

<b>Division:</b>	Wolf Willow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 508
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage

**Inclusions:** N/A

Welcome to this exceptional ground-floor unit in BOW360, nestled in the highly sought-after community of Wolf Willow. Offering over 1,100 square feet of thoughtfully designed living space, this bright and spacious ASTOR FLOOR PLAN features 9 foot ceilings, two bedrooms, two full bathrooms, and a versatile THIRD BEDROOM or den—perfect for a home office, guest room, or creative space. The gourmet kitchen is spectacular with full-height shaker-style cabinetry, under-cabinet lighting, a premium upgraded appliance package, and stunning 10 ft island with quartz countertops. With a large pantry and an oversized front entry closet, there are well designed storage spaces in this unit. You’ll love the beautiful wide plank luxury vinyl flooring that runs throughout the home—completely carpet-free for a clean and contemporary feel. The primary bedroom comfortably fits a king-size bed and includes a walk-through closet leading to a stunning ensuite with a tiled walk-in glass shower with built-in bench and a double vanity. The second bedroom offers dual closets for ample storage and the main bathroom features a fully tiled tub and shower combo with upgraded finishes. Designed for year-round comfort, the unit includes central air conditioning, ceiling fans in both bedrooms, and a retractable screen door added in May 2025. You’ll also appreciate the titled, oversized underground parking stall, with the option to secure a second. A standout feature of this unit specifically is the storage - with THREE STORAGE UNITS, including two side-by-side lockers that have been combined into one massive, easy-access space located on the same floor as the unit. Step outside to your private, park-facing patio with direct access to green space—ideal for morning coffee, evening unwinding, or quick dog walks. Located steps from the Bow River and scenic

pathways, playgrounds, golf, shops and more, this home offers the perfect combination of nature, community, and convenience. This beautifully upgraded and move-in-ready condo is the perfect fit for those seeking comfort, style, and a vibrant lifestyle in one of Calgary’s most exciting new neighborhoods.