

**105, 55 Wolf Hollow Crescent SE  
Calgary, Alberta**

**MLS # A2291096**



**\$550,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Wolf Willow                        |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,175 sq.ft.                       | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                 | <b>Condo Fee:</b> | \$ 573 |
| <b>Basement:</b>   | -                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Stucco | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                 | <b>Utilities:</b> | -      |

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** n/a

**\*\*Open House Sunday March 29th 1-3\*\*** Bright southwest corner unit with park views. One of the largest floorplans in Bow360, offering 1,174 sq ft of beautifully designed living space. Positioned on a desirable corner with windows on multiple sides, this home enjoys abundant natural light throughout the day and a more open, private outlook than many units in the building. Step outside to the expansive southwest wraparound patio with gas hookup, the perfect place to relax, entertain, or enjoy warm summer evenings while overlooking the surrounding green space. Inside, the open-concept layout showcases wide-plank luxury vinyl plank flooring, a striking floor-to-ceiling stone fireplace, and large windows that create a warm yet modern living environment. The seamless flow between the kitchen, dining, and living areas makes this home ideal for both everyday living and entertaining. The kitchen is thoughtfully appointed with upgraded cabinetry, quartz countertops, designer tile, stainless appliances, and a spacious central island, offering both functionality and style. The spacious primary bedroom comfortably accommodates a king-size bed and features a walk-in closet along with a private ensuite complete with dual sinks and an upgraded walk-in shower. A second bedroom and versatile den provide flexible space for guests, a home office, or hobbies. Additional highlights include remote blinds, air conditioning, in-suite laundry, titled underground parking, and quality finishings throughout. Located just steps from Fish Creek Park, the Bow River, Blue Devil Golf Course, extensive walking and biking paths, and a large off-leash dog park, Bow360 offers the perfect balance of nature and convenience with quick access to Stoney Trail and nearby amenities. One of the brightest corner locations in the building, this home offers exceptional space, natural light, and outstanding value in

Wolf Willow.