

# \$414,900 - 1305, 111 Wolf Creek Drive Se, Calgary

MLS® #A2249198

**\$414,900**

3 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

**3 BEDROOMS | TITLED PARKING |  
CORNER UNIT | SUN-FILLED WITH  
HILLSIDE VIEWS & LARGE BALCONY |**

Wake up to hillside views and sun-filled mornings in Wolf Willow. Bathed in natural light from oversized windows, this bright corner-unit condo is all about the views. From your bedrooms, living room, and large private balcony, enjoy sweeping outlooks of the Cranston hillside – the perfect backdrop for sunrises, sunsets, or simply relaxing in the glow of the day. Inside, soaring ceilings and luxury vinyl plank flooring enhance the open-concept design. The modern kitchen features quartz countertops, stainless steel appliances, and full-height cabinetry with soft-close doors and drawers. The primary suite offers a walk-through closet and private 3-piece ensuite, while two additional bedrooms and a 4-piece bath provide versatility for family, guests, or a home office. In-suite laundry adds everyday convenience. Amenities include a pet spa, owners' lounge, and secure bike storage. Outside your door, explore parks, playgrounds, and pathways, with golf, shopping, and dining just minutes away. A rare opportunity to combine hillside views, abundant sunlight, and modern comfort in one beautiful home.

Built in 2024

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2249198          |
| Price          | \$414,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 835               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1305, 111 Wolf Creek Drive Se |
| Subdivision | Wolf Willow                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 5X2                       |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Party Room, Playground, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage |
| Parking Spaces | 1                                                                                                                                           |
| Parking        | Underground                                                                                                                                 |
| # of Garages   | 1                                                                                                                                           |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Elevator |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings                                             |
| Heating           | Baseboard                                                                                                                       |
| Cooling           | None                                                                                                                            |
| # of Stories      | 5                                                                                                                               |
| Basement          | None                                                                                                                            |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, Barbecue       |
| Roof              | Membrane                |
| Construction      | Brick, Composite Siding |
| Foundation        | Poured Concrete         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 11                |
| Zoning         | M-2               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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