

# **\$330,000 - 3405, 111 Wolf Creek Drive Se, Calgary**

MLS® #A2262648

**\$330,000**

2 Bedroom, 2.00 Bathroom, 705 sqft

Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

Welcome to Wolf Willow, where nature, community & modern living come together in perfect harmony! Start your cooler mornings with Starbucks (6 min) coffee on your WEST-Facing TOP FLOOR balcony of this stunning 2 bedroom, 2 bath plus DEN home! You will love the sophisticated design & thoughtful details that make life easy while living in style. Built by Truman, this upper suite offers a bright OPEN CONCEPT living space with high ceilings, luxury VINYL PLANK FLOORS & sleek white QUARTZ COUNTERS throughout. The kitchen is the heart of the home with SOFT-CLOSE WHITE CABINETRY, stainless steel appliances, a double sink & a built-in floor-to-ceiling PANTRY offering daily practical & functional living. Pull up a stool & host some friends for wine & cheese nights at your extended QUARTZ BREAKFAST BAR while dinner sizzles. This layout flows effortlessly into your living area & onto your WEST balcony retreat, perfect for unwinding at sunset. The primary bedroom features a large WALK-THROUGH CLOSET & private 3pc ENSUITE, while the second bedroom & full bath make hosting guests feel welcomed to stay a little longer. Work from home in a good size den that easily fits an L-shaped office desk or simply use it as extra IN-UNIT STORAGE space! Everyday convenience just got better with full-size INSUITE LAUNDRY, UNDERGROUND PARKING & same-floor assigned STORAGE LOCKER just steps away from the unit door.



This new southeast family-friendly community is growing fast & designed for nature lovers! Picture this: grab your leash & head to Woof Willow OFF-LEASH park, enjoy your morning jog at the Bow River walking trails, spend the day at Golf & end the night with a family bike ride at Fish Creek Provincial Park, all right here in Wolf Willow! Exciting news for families are 7 ANIMAL-THEMED PLAYGROUNDS including Wolf-Themed & Osprey Bird-Themed parks that are already open. Coming soon: WOLF PARK featuring an outdoor fitness, parkour, basketball, pickleball courts & amphitheatre for events. Nearby schools are covered with Public & Catholic (K-12) within 9-12 min, Christian Academy (13 min), Private IB School (18 min) & the new Francophone School (French K-12) (11 min) while 2 future schools (K-12) are planned right in the heart of Wolf Willow! Youâ€™re 5 min to Stoney Trail & Macleod Trail, 13 min to LRT station & just steps to a bus stop for an easy commute. Everyday errands are a breeze with Sobeys & Save-On-Foods (6 min), Walmart (11 min) & Costco (14 min). Stay active with Big Sky Fitness (6 min), Anytime Fitness (9 min) or SoCal Bouldering (11 min). Weekends call for Spruce Meadows (14 min) concerts & events, movies at Landmark Cinemas (10 min), or a sunny day at Sikome Lake (8 min). Pet lovers will love having Legacy Vet (7 min) & VCA Animal Hospital (10 min) nearby. Run a quick errand just steps away at 194 Ave plaza with a new gas station, preschool, pharmacy, food, barber, dental & dance all within arms reach! Wolf Willow is where the fun adventure begins! Book a private viewing today!

Built in 2024

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2262648  |
| Price  | \$330,000 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 705               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3405, 111 Wolf Creek Drive Se |
| Subdivision | Wolf Willow                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 5X2                       |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Playground, Storage, Trash, Visitor Parking, Bicycle Storage, Elevator(s), Fitness Center, Party Room, Secured Parking |
| Parking Spaces | 1                                                                                                                               |
| Parking        | Heated Garage, Parkade, Stall, Underground, Enclosed, Secured, Titled                                                           |
| # of Garages   | 1                                                                                                                               |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings                                       |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                                     |
| # of Stories      | 4                                                                                                                                        |
| Basement          | None                                                                                                                                     |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                                                |
|--------------|------------------------------------------------|
| Roof         | Membrane                                       |
| Construction | Composite Siding, Concrete, Wood Frame, Veneer |
| Foundation   | Poured Concrete                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 5                 |
| Zoning         | M-2               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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