

# \$434,900 - 1113, 111 Wolf Creek Drive Se, Calgary

MLS® #A2233039

**\$434,900**

3 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

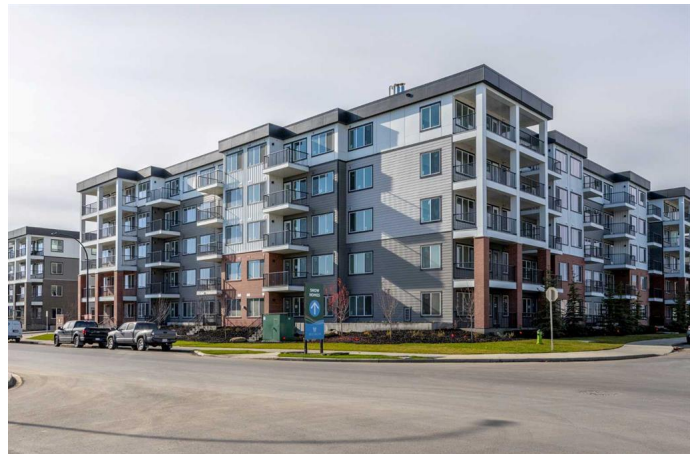
Wolf Willow, Calgary, Alberta

Welcome to this well-designed 3-bedroom, 2-bathroom condo offering a fantastic opportunity in the vibrant community of Wolf Willow. Located on the main floor, this unit stands out with its direct walk-out access to the street through a generously sized patio, perfect for those who value ease of access and seamless indoor-outdoor living.

Step inside to a spacious and functional layout featuring a dedicated dining area, a central kitchen with island, and a bright living space that opens directly to the patio. The floor plan is thoughtfully arranged for privacy: the primary bedroom includes its own walk-in closet and private 3-piece ensuite, while the two additional bedrooms are situated on the opposite side near the main 4-piece bathroom—ideal for children, guests, or roommates.

Other conveniences include in-suite laundry, titled underground parking, and access to premium building amenities such as a fully equipped fitness center, residents' lounge, pet spa, and bike storage.

This condo is currently rented to reliable tenants with a lease in place until April 2026, making it a turnkey investment opportunity with immediate rental income. (Please note: Photos were taken prior to tenant occupancy. The unit is now lived in and will contain tenant belongings—and a pet—during showings.)



Nestled near the scenic Bow River, this community offers access to walking and biking paths, off-leash parks, golf courses, and is just minutes from shopping, dining, and major roadways. A smart investment in a growing, well-connected neighborhood.

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233039          |
| Price          | \$434,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 841               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1113, 111 Wolf Creek Drive Se |
| Subdivision | Wolf Willow                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 5X2                       |

**Amenities**

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Park, Parking, Playground, Recreation Room, Visitor Parking |
| Parking Spaces | 1                                                                                        |
| Parking        | Underground                                                                              |
| # of Garages   | 1                                                                                        |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Quartz Counters, Walk-In Closet(s)                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 5                                                                                                    |
| Basement          | None                                                                                                 |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Balcony      |
| Roof              | Asphalt      |
| Construction      | Vinyl Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 141             |
| Zoning         | M-2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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