

# \$449,900 - 1113, 111 Wolf Creek Drive Se, Calgary

MLS® #A2233039

**\$449,900**

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	\$449,900
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, Visitor Parking, Recreation Room
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	26
Zoning	M-2

## Listing Details

Listing Office	CIR Realty
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