

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

MLS® #A2262648

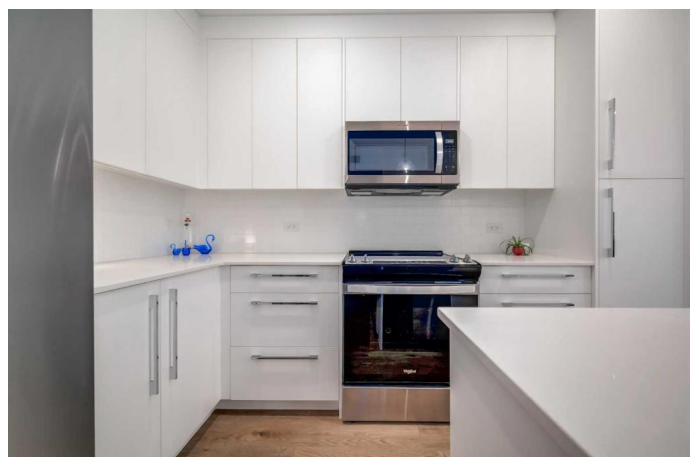
\$330,000

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 Boulderling (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	Elevator(s), Fitness Center, Parking, Party Room, Playground, Secured Parking, Storage, Trash, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground, Enclosed, Parkade, Secured
# 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	Natural Gas, Baseboard, Hot Water
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony
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Roof	Membrane
Construction	Composite Siding, Concrete, Veneer, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	17
Zoning	M-2

Listing Details

Listing Office	Real Broker
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