

\$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, 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	11
Zoning	M-2

Listing Details

Listing Office	CIR Realty
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