



111 Wolf Creek Drive Calgary Alberta

\$434,900

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. (id:6769)

Bedroom 9.00 Ft x 9.17 Ft
Dining room 8.25 Ft x 5.75 Ft
Other 10.25 Ft x 5.50 Ft
Laundry room 3.75 Ft x 5.50 Ft
Kitchen 9.92 Ft x 8.58 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 9.00 Ft x 9.75 Ft
Living room 10.00 Ft x 13.33 Ft
Other 6.58 Ft x 30.42 Ft
Primary Bedroom 9.42 Ft x 10.67 Ft
Other 4.25 Ft x 7.00 Ft
3pc Bathroom 4.92 Ft x 7.50 Ft

Listing Presented By:



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