

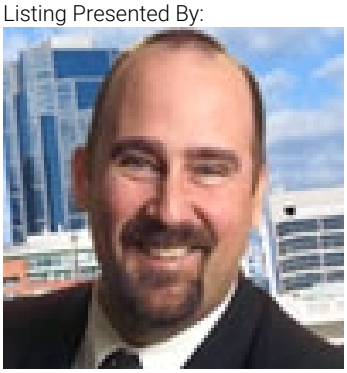
265 Wolf Willow Boulevard Calgary Alberta

$425,000

TOP-FLOOR LIVING WITH WRAPAROUND VIEWS AND LOW CONDO FEES. Welcome to this brand-new 3-bedroom, 2-bathroom top-floor condo in Wolf Willow, SE Calgary -- 832.96 sq ft (RMS) wrapped on two sides by an oversized balcony with sweeping views of the ridge, parks, and prairie skies. No neighbours above, natural light from every direction, and a terrace made for morning coffee and sunsets over the valley. The impressive 18-foot kitchen features white quartz countertops, full-height cabinetry, subway-tile backsplash, stainless appliances, and a large eat-up island under designer pendants. Luxury carpet-free flooring runs throughout, and oversized windows brighten every room. The layout is ideal: the primary suite with walk-in closet and 3-piece ensuite sits on its own wing, while two more bedrooms -- perfect for kids, guests, or a home office -- share the 4-piece bath. In-suite laundry included. The complete package: titled heated underground parking, a storage locker, low $382.64 condo fees, and a fully equipped fitness room down the hall on the same floor. Steps from playgrounds and pathways, minutes to Fish Creek Provincial Park, Blue Devil Golf Club, and the Bow River, with quick routes to Deerfoot and the mountains. Families: designated for Evergreen School (K-5), Marshall Springs (6-9), and Dr. E. P. Scarlett High School (10-12, with French Immersion). Why this condo? Top floor. Three true bedrooms. Heated parking plus storage. A gym down the hall. And a wraparound balcony you won't find anywhere else at this price. See it Saturday, October 31, 12-4 PM -- or book your private showing today. (id:6769)

Primary Bedroom 10.75 Ft x 9.33 Ft
Bedroom 11.83 Ft x 9.25 Ft
Bedroom 11.68 Ft x 10.92 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft
3pc Bathroom 7.50 Ft x 4.92 Ft
Kitchen 18.00 Ft x 12.67 Ft
Living room 11.08 Ft x 9.74 Ft

Listing Presented By:



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