

# \$340,000 - 4311, 111 Wolf Creek Drive Se, Calgary

MLS® #A2244779

**\$340,000**

2 Bedroom, 2.00 Bathroom, 692 sqft

Residential on 0.00 Acres

Wolf Willow, Calgary, Alberta

BRAND NEW | SUNNY SOUTH EXPOSURE |  
TITLED UNDERGROUND PARKING | EV  
CHARGERS | OVER 30 VISITOR STALLS | 2  
BED + DEN | 2 BATH | PET FRIENDLY | GYM  
ACCESS

Be the very first to live in this 2024-built, never-occupied condo located in the exciting, fast-growing community of Wolf Willow. Boasting one of the best sun-filled, south-facing exposures in the entire complex, this thoughtfully designed 2-bedroom + den, 2-bathroom home blends comfort, style, and convenience in a space that feels both functional and fresh.

Step inside to a bright, open-concept layout that begins with a spacious entryway, complete with a coat closet and room to settle in. Tucked just off the foyer is a versatile den â€” perfect for working from home.

At the heart of the unit is a contemporary kitchen featuring sleek quartz countertops, a large central island, stainless steel appliances, and ample cabinetry. The kitchen flows seamlessly into the living and dining area, offering a bright and welcoming space ideal for entertaining or relaxing. Step out onto the private balcony to enjoy open skies and serene views â€” whether it's a sunny morning coffee or an evening glass of wine, this outdoor space truly elevates your daily routine.



The generously sized primary suite includes a walk-through closet and a modern 3-piece ensuite bathroom. A second bedroom and a full 4-piece bathroom provide comfortable accommodations for guests or family. In-suite laundry and additional storage round out the unit's smart layout.

Your titled, heated underground parking stall keeps your car secure and warm year-round and with 10 EV charging stations on site, you're future-ready. Hosting guests? You'll love the convenience of 30+ visitor parking stalls available above ground. Pet owners will appreciate the building's dog-friendly features, including a pet wash and nearby dog park. Residents also enjoy access to an on-site fitness centre, a bike storage room, and a stylish social lounge.

Surrounded by parks, scenic pathways along the Bow River, and quick access to shopping and amenities, Wolf Willow is a community built for active living and connection. The Blue Devil Golf Course is just a 5-minute walk away, offering the perfect escape for a quick round or a relaxing afternoon.

Don't miss your chance to own one of the best-positioned units in the building. Book your showing today and make Wolf Willow your next chapter.

Built in 2024

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2244779  |
| Price          | \$340,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 692       |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2024              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 4311, 111 Wolf Creek Drive Se |
| Subdivision | Wolf Willow                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | t2x5x2                        |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Fitness Center, Visitor Parking     |
| Parking Spaces | 1                                   |
| Parking        | Parkade, Stall, Titled, Underground |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Roof              | Asphalt                         |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 21               |
| Zoning         | M-2              |

### Listing Details

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