



**309, 3309 Hawksbrow Point NW  
Calgary, Alberta**

**MLS # A2286826**



**\$279,800**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	718 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Enclosed, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 506
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

An adult-living condo which offers a vibrant, maintenance free lifestyle. Welcome to this bright, open-concept floor plan in a desirable, quiet location overlooking a park. Filled with natural light and sunshine from the west. The spacious layout includes a large primary bedroom complete with own 2 pc ensuite, along with additional 4 pc bathroom, large laundry room, functional kitchen, large dining and living room with access to a nice size SW facing balcony with gas line for bbq. Additional highlights include new vinyl flooring, baseboards, and fresh paint throughout, secured underground titled parking stall and assigned storage room. This community is truly lifestyle-focused with clubhouse, a billiards room, shuffleboard, recreation room with fully equipped kitchen, perfect for group dining and events, woodworking shop, library and more. Guests coming to town? There are 3 guest suites available, walking paths, a pond with water fountain and beautiful landscaping. whether you are social or love quiet time surrounded by nature, there is something for everyone. A home with all the amenities and close to shopping and dining. A wonderful place to call home!!!