



GRASSROOTS
REALTY GROUP

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3212 Hawksbrow Point NW
Calgary, Alberta

MLS # A2300428



\$285,000

Division:	Hawkwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	966 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: wall mounted tv in primary

TERRACE LIVING REDEFINED | CORNER UNIT PRIVACY | WEST VIEWS THROUGH TREES | IMMACULATE CONDITION | CONNECTED 55+ LIFESTYLE Welcome to Dreamview Village in Hawkwood, where the sense of community is just as meaningful as the home itself. This beautifully maintained 2 bedroom, 2 bathroom corner unit offers a quiet, tucked-away location at the end of the hall, creating a peaceful, private feel the moment you arrive. Inside, the layout is comfortable and easy to live in, with updated flooring and a natural flow that suits both everyday living and time spent with family and friends. Step outside and the experience expands—the wraparound terrace is nearly the size of the home, offering a rare opportunity to downsize without giving up outdoor space. Surrounded by mature trees with west-facing light and a touch of northern shade, it becomes your own retreat for morning coffee, afternoon reading, or evenings that stretch a little longer. Beyond the unit, Dreamview Village offers a lifestyle that feels connected and supportive, with beautifully landscaped grounds, walking paths, and a peaceful pond that invite you outside. The clubhouse is filled with natural light from large windows overlooking the grounds, creating warm gathering spaces for shuffleboard, billiards, puzzles, and conversation. Downstairs, a full kitchen, library, and fitness space host regular classes, potlucks, and social events that make it easy to meet neighbours and feel part of something. There is also a dedicated woodworking shop, rentable guest suites for visiting family, and thoughtful spaces like craft and puzzle areas that encourage hobbies and connection. Located just minutes from Crowfoot amenities, the Melcor YMCA, library, shopping, restaurants, and transit, everything you need is close by, while still feeling quietly removed from the pace

of the city. This is a home that supports not just how you live, but how you want to feel living there. You may see a virtual tour of this home by clicking the 3D tour icon.