



**3311, 3000 Hawksbrow Point NW  
Calgary, Alberta**

**MLS # A2153449**



**\$270,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Hawkwood   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                   |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)  |               |                   |
| <b>Size:</b>     | 731 sq.ft.   | <b>Age:</b>   | 1995 (29 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                       | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Linoleum                                | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 495          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Vinyl Siding                             | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan |                   |                 |

**Inclusions:** N/A

**BEST VALUE UNDER \$300,000 | MOUNTAIN VIEWS |** Welcome to this charming 1-bedroom, 1-bathroom condo with a west-facing balcony and stunning mountain views at Dreamview Village! This highly sought-after 55+ community is nestled in the vibrant Hawkwood neighborhood of NW Calgary. Here, living is about more than just a residence—it's about being part of a lively and engaged community. With a dedicated Social Committee arranging regular activities and a clubhouse designed for both recreation and socializing, you'll never find yourself bored. Enjoy the convenience of in-suite laundry, huge walk-in closet, separate storage space, and a heated underground titled parking stall. Dreamview Village boasts a wealth of on-site amenities, including a workshop, car wash, clubhouse, library, community kitchen, billiards, shuffleboard, and more. Outside, take in the beautifully landscaped grounds with a small park and a pathway leading to a serene pond and fountain. You'll also benefit from being a short walk away from a retail complex with restaurants, health services, and a convenience store, as well as a short drive to Crowfoot Crossing, Crowfoot Library, YMCA, and various professional and medical services. Everything you need is right here, book your showing today!