



**101, 2101 Hawksbrow Point NW  
Calgary, Alberta**

**MLS # A2183900**



**\$349,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 684
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Discover the charm of Dreamview Village, a vibrant 55+ community located in the desirable neighborhood of Hawkwood in northwest Calgary. More than just a home, this community offers an engaging and active lifestyle for its residents. With a strong emphasis on connection and camaraderie, a dedicated social committee organizes regular events, while the well-equipped clubhouse ensures there's always something fun to enjoy. This spacious 2 Bedroom, 2 Bath apartment, owned by the original owner, features a thoughtful layout designed for comfort and functionality. The home has been updated with fresh paint throughout, offering a bright and welcoming atmosphere. The Living and Dining Room combination provides plenty of space for relaxing or entertaining, while the Kitchen includes ample storage and an eating bar for casual dining. The Primary Bedroom boasts generous his-and-her closets and a private 3-piece ensuite. A Second Bedroom and an additional full bathroom with a linen closet complete the interior. The oversized south-facing balcony (36' x 14') is a standout feature, offering stunning mountain views and a gas line for barbecuing or relaxing outdoors. Additional conveniences include in-suite laundry, air conditioning, and a heated, Titled underground parking stall located close to the exit for added convenience. Dreamview Village offers exceptional amenities, including a workshop, car wash, library, billiards room, community kitchen, and shuffleboard. Outside, the beautifully landscaped grounds feature a park with walking paths that lead to a tranquil pond and fountain. This complex is ideally situated near a retail plaza with restaurants, health services, and shops. Additionally, Crowfoot Crossing, the library, YMCA, LRT station, and other essential services are only a short drive away, making this an

unbeatable combination of comfort, community, and convenience.