



**GRASSROOTS**  
REALTY GROUP

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**2305, 2305 Hawksbrow Point NW  
Calgary, Alberta**

**MLS # A2207840**



**\$258,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	726 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water

**Floors:** Carpet, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 506

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

Welcome to Dreamview Village at Hawksbrow Point. A quiet, well managed 55+ adult community. Light and bright - 1 bedroom with Den/office. Spacious living room with access to east facing balcony to enjoy the morning sun with Gas BBQ line. 4 piece bathroom with washer/dryer. Titled underground heated parking stall #39. Storage Locker. Dreamview village community offers a social room with kitchen plus guest suite. Workshop, car wash, library, billiard and shuffleboard, Beautiful grounds feature a park with walking paths that lead to the pond and fountain. Great location within NW close to shopping, health services, schools and LRT.