

**1308, 1308 Hawksbrow Point NW  
Calgary, Alberta**

**MLS # A2233604**



**\$290,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	734 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	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>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 497
<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		

**Inclusions:** Kitchen Pantry

Welcome to Dreamview Village in Hawkwood—where mature living blends seamlessly with ease, connection, and natural beauty. This vibrant 55+ community offers more than just a home; it provides a lifestyle designed for comfort and enjoyment. This freshly painted, top-floor unit has been tastefully updated and features a bright kitchen with stainless steel appliances that are less than a year old. The open-concept layout flows from the dining area into a cozy living room, creating an inviting space for everyday living and entertaining. The spacious laundry room includes a washer and dryer less than two years old, with extra storage space for convenience. You’ll also find an updated 4-piece bathroom and a generously sized bedroom complete with a walk-in closet. Step out onto the balcony equipped with a gas line for barbecuing and enjoy the added privacy of newer outdoor blinds. Central air conditioning, a dedicated storage locker, and a titled underground parking stall—conveniently located near the elevator—complete the package. Dreamview Village is surrounded by beautifully landscaped grounds with walking paths, a peaceful lagoon and fountain, colourful gardens, and serene sitting areas. The clubhouse is the heart of the community, offering activities like card nights, Canasta, yoga, seasonal dinners, billiards, shuffleboard, a library, woodworking shop, car wash bay, and guest suites for visitors. Located just minutes from Crowfoot Crossing and close to transit, amenities, and mountain views.