



THE
A-TEAM

**RE/MAX
FIRST**

2000 HAWKSBROW Point #2108, Calgary T3G 4C9

MLS® #: **A2125853**

Area: **Hawkwod**

Listing Date: **04/24/24**

List Price: **\$278,000**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **730**
Low Sqft:
Ttl Sqft: **730**

DOM

25
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Garden,Other**

Construction: **Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,See Remarks,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	0`11" x 7`10"
4pc Bathroom	Main	11`4" x 5`9"
Dining Room	Main	11`11" x 8`3"
Laundry	Main	5`4" x 3`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`10" x 12`2"
Living Room	Main	11`11" x 10`10"
Den	Main	7`10" x 8`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$495

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

9610606

Remarks

Pub Rmks:

Welcome to DREAMVIEW VILLAGE! This highly sought after 55+ condominium is located in the popular NW Calgary Neighborhood of Hawkwood. This isn't just a place to live; it's a vibrant community of ACTIVE owners. With a dedicated SOCIAL committee orchestrating regular ACTIVITIES and a CLUBHOUSE designed for recreation and socializing, boredom is simply not an option. This spacious ONE BEDROOM unit with a DEN boasts a fantastic layout and has recently undergone a renovation, featuring new LUXURY VINYL PLANK flooring throughout. Updates include fresh paint, new LIGHT FIXTURES, BASEBOARDS, a CEILING FAN, and some WINDOW TREATMENTS. Inside, you'll find a large PRIMARY BEDROOM, an UPDATED KITCHEN with new COUNTERTOPS and a DISHWASHER, a generous LIVING ROOM, and a sizable 4-piece BATHROOM. Step out onto the quiet BALCONY, complete with a GAS LINE and overlooking a GREEN AREA. Convenience is key with IN-SUITE LAUNDRY, a SEPARATE STORAGE SPACE, and a HEATED UNDERGROUND PARKING stall. DREAMVIEW VILLAGE offers an array of ON-SITE facilities, including a WORKSHOP, CAR WASH, CLUBHOUSE, LIBRARY, COMMUNITY KITCHEN, BILLIARDS, SHUFFLEBOARD, and more. Outside, enjoy the beautifully landscaped GROUNDS featuring a SMALL PARK with a pathway leading to a POND & FOUNTAIN. This condo, situated just one floor above the entrance, also provides direct access to a GREEN AREA on the other side of the building, making it a uniquely desirable spot within the complex. And with its proximity to CROWFOOT CROSSING, the CROWFOOT LIBRARY, YMCA, public transportation, professional and medical services, and other amenities, everything you need is minutes away.

Inclusions:

N/A

Property Listed By:

RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









