



THE
A-TEAM

**RE/MAX
FIRST**

2206 HAWKSBROW Point #206, Calgary T3G 4C9

MLS®#: **A2167233** Area: **Hawkwood** Listing Date: **09/20/24** List Price: **\$266,000**
 Status: **Active** County: **Calgary** Change: **-\$9k, 08-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **732**
 Low Sqft:
 Ttl Sqft: **732**

Parkade, Underground

DOM

62
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Boiler, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Vinyl Siding**
 Flooring: **Laminate, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Central Vacuum, Laminated Counters, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	11'6" x 9'0"
Dining Room	Main	12'0" x 8'7"
Living Room	Main	12'0" x 11'9"

Room	Level	Dimensions
Bedroom - Primary	Main	12'2" x 12'10"
Kitchen	Main	7'9" x 10'2"
Office	Main	7'10" x 8'3"

Legal/Tax/Financial

Condo Fee: **\$506** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq:

Monthly

Legal Desc: 9610606

Remarks

Pub Rmks: **NEW PRICE!!! Enjoy living in this 50+ condo at the very popular Dreamview Village in Hawkwood, Set on a multi acre property including private boardwalk and walking paths, circling a large lagoon, complete with a beautiful spray fountain. This 1 bed + den condo features large windows, bringing in plenty of natural light. At over 730 sqft with absolutely no carpets, this is ideal space for the retiree looking to down size. The living room is spacious and has a dining space just next to the kitchen. The bedroom has a wall of closets and enough space for all of your existing furniture. Next to the bedroom is the den - perfect space to realize your hobby. A large four-piece bathroom has a closet WITH in suite stackable laundry and a vacuflor system. Extra storage locker is assigned for any of the extras you don't use everyday. When you have company coming over, building 2000 includes a guest suite which may be booked. Also within the same building is the large woodworking shop & carwash. Just next to the community hub you'll find the community hub, the property highlight that everyone gets to enjoy. This large centre typically has physical activities like yoga, Canasta and card nights, holiday dinners, gatherings, and also includes ample sitting areas, games areas including pool tables, party areas with a large complimentary commercial kitchen, and a great lounge deck, all overlooking the lagoon. A library rounds out the amenities for those winter days and nights. Call now to book your personal viewing.**

Inclusions: n/a
Property Listed By: Royal LePage Benchmark

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









