



THE
A-TEAM

**RE/MAX
FIRST**

3309 HAWKSBROW Point #309, Calgary T3G 3E1

MLS®#: **A2178174** Area: **Hawkwood** Listing Date: **11/12/24** List Price: **\$299,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **Underground**

DOM

71
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`0" x 7`10"	Dining Room	Main	7`2" x 12`0"
Living Room	Main	12`1" x 12`0"	Bedroom - Primary	Main	17`9" x 12`0"
4pc Bathroom	Main		2pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: **\$495** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 9611807

Remarks

Pub Rmks: **West facing mountain and park views in this active and amenity full +55 complex! Greeted by an ample entrance, that sides onto the kitchen that boasts plenty of honey oak cupboards, just off the kitchen is a living room / dining room layout that looks out to the mountains, around the corner you will find a full four piece bathroom, in suite laundry. and an ample master, with a rare half bath en suite! Topped off with an amazing community, there's plenty of meet ups and dinners through the year, with cards, pool, woodworking, carwash, shuffleboard, library, and a communion room in the lower level with a double kitchen! Call today for your own private showing!**

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







