



THE
A-TEAM

**RE/MAX
FIRST**

3106 HAWKSBROW Point #3106, Calgary t3g 4c9

MLS® #: **A2181291** Area: **Hawkwood** Listing Date: **11/27/24** List Price: **\$339,900**
 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:

Parkade, Underground

Finished Floor Area

Abv Sqft: **936**
 Low Sqft:
 Ttl Sqft: **936**

DOM

24

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	47`4" x 39`11"	4pc Bathroom	Main	32`3" x 31`5"
Laundry	Main	21`7" x 17`3"	Dining Room	Main	32`7" x 28`5"
Living Room	Main	39`1" x 62`1"	Kitchen	Main	34`9" x 39`1"

Legal/Tax/Financial

Condo Fee: **\$631** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 9611807

Remarks

Pub Rmks: **Don't miss this incredible opportunity! This spacious, one-bedroom home with a dining room and kitchen is located in a vibrant 50+ community, offering the ultimate in adult living. With 936 sq. ft. of well-maintained space, the home features a large ensuite/main bath combo with a separate shower and jetted tub, a beautiful dining room space , a spacious living room, and a kitchen with a west-facing balcony that overlooks a beautiful tree-lined park. Additional highlights include an indoor parking stall, gated storage, and access to a clubhouse with amenities like a large kitchen for gatherings, a library, pool tables, and shuffleboards. Experience 50+ living at its finest! PRICED TO SELL!**

Inclusions: n/a
Property Listed By: Real Estate Solutions Ltd.

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





