



THE
A-TEAM

**RE/MAX
FIRST**

2101 HAWKSBROW Point #101, Calgary T3G 4C9

MLS® #: **A2183900**

Area: **Hawkwood**

Listing Date: **12/19/24**

List Price: **\$349,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **984**
Low Sqft:
Ttl Sqft: **984**

DOM

44
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall, Titled, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 12`0"
Dining Room	Main	12`0" x 8`5"
Bedroom	Main	12`1" x 8`11"
3pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	12`0" x 9`4"
Bedroom - Primary	Main	14`5" x 12`4"
3pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	

Legal/Tax/Financial

Condo Fee:
\$684

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **9610606**

Remarks

Pub Rmks: **Discover the charm of Dreamview Village, a vibrant 55+ community located in the desirable neighborhood of Hawkwood in northwest Calgary. More than just a home, this community offers an engaging and active lifestyle for its residents. With a strong emphasis on connection and camaraderie, a dedicated social committee organizes regular events, while the well-equipped clubhouse ensures there's always something fun to enjoy. This spacious 2 Bedroom, 2 Bath apartment, owned by the original owner, features a thoughtful layout designed for comfort and functionality. The home has been updated with fresh paint throughout, offering a bright and welcoming atmosphere. The Living and Dining Room combination provides plenty of space for relaxing or entertaining, while the Kitchen includes ample storage and an eating bar for casual dining. The Primary Bedroom boasts generous his-and-her closets and a private 3-piece ensuite. A Second Bedroom and an additional full bathroom with a linen closet complete the interior. The oversized south-facing balcony (36' x 14'9") is a standout feature, offering stunning mountain views and a gas line for barbecuing or relaxing outdoors. Additional conveniences include in-suite laundry, air conditioning, and a heated, Titled underground parking stall located close to the exit for added convenience. Dreamview Village offers exceptional amenities, including a workshop, car wash, library, billiards room, community kitchen, and shuffleboard. Outside, the beautifully landscaped grounds feature a park with walking paths that lead to a tranquil pond and fountain. This complex is ideally situated near a retail plaza with restaurants, health services, and shops. Additionally, Crowfoot Crossing, the library, YMCA, LRT station, and other essential services are only a short drive away, making this an unbeatable combination of comfort, community, and convenience.**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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









