



THE
A-TEAM

**RE/MAX
FIRST**

2305 HAWKSBROW Point #2305, Calgary T3G 4C9

MLS® #: **A2184544**

Area: **Hawkwood**

Listing Date: **12/27/24**

List Price: **\$258,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **726**
Low Sqft:
Ttl Sqft: **726**

DOM

26
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **BBQ gas line,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 11`9"
Kitchen	Main	10`2" x 7`9"
Den	Main	8`3" x 7`10"

Room	Level	Dimensions
Dining Room	Main	23`0" x 8`7"
Bedroom - Primary	Main	12`10" x 12`2"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$506**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

9610606

Remarks

Pub Rmks: **Welcome to Dreamview Village at Hawksbrow Point. A quiet, well managed 55+ adult community. Light and bright 1 bedroom with Den/office. Spacious living room access to east facing balcony to enjoy the morning sun with Gas BBQ line. 4 piece bathroom with washer/dryer. Titled underground heated parking stall #39. Storage Locker. Dreamview village community offers a workshop, car wash, library, billiard and shuffleboard, social room with kitchen plus guest suite. Beautiful grounds feature a park with walking paths that lead to the pond and fountain. Great location within NW close to shopping, health services, schools and LRT.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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





