



THE
A-TEAM

**RE/MAX
FIRST**

2206 HAWKSBROW Point #206, Calgary T3G 4C9

MLS® #: **A2186339**

Area: **Hawkwood**

Listing Date: **01/15/25**

List Price: **\$255,900**

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: **732**
Low Sqft:
Ttl Sqft: **732**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

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, Laminate Counters, No Animal Home, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	11`6" x 9`0"	Bedroom - Primary	Main	12`2" x 12`10"
Dining Room	Main	12`0" x 8`7"	Kitchen	Main	7`9" x 10`2"
Living Room	Main	12`0" x 11`9"	Office	Main	7`10" x 8`3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$506

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 9610606

Remarks

Pub Rmks: **Discover your new home in the highly sought-after Dreamview Village, a 50+ condo community in Hawkwood. Nestled on a spacious multi-acre property, this peaceful setting features private boardwalks, scenic walking paths, and a large lagoon with a beautiful spray fountain. This 1-bedroom + den condo offers over 730 sqft of living space, all with no carpets—ideal for retirees looking to downsize. The condo boasts large windows that fill the space with natural light. The spacious living room is complemented by a dining area adjacent to the kitchen. The bedroom offers a wall of closets and ample space for your furniture. The den provides the perfect spot to pursue your hobbies or interests. A generously-sized 4-piece bathroom includes in-suite stackable laundry, a closet, and a Vacuflo system. An extra storage locker is also assigned for any items you don't need to access daily. Guests are always welcome with the building's guest suite, which can be reserved for visitors. Additionally, building 2000 offers a large woodworking shop and car wash. Just steps away, the community hub is a standout feature with amenities that enjoys. It includes spaces for yoga, Canasta, card nights, holiday dinners, and social gatherings. There are also lounge areas, game zones with pool tables, a party space with a commercial kitchen, and a deck with stunning lagoon views. On those chilly days, enjoy the library for quiet reading. Don't miss out—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









