



**1311, 1311 Hawksbrow Point NW
Calgary, Alberta**

MLS # A2306334



\$364,888

Division:	Hawkwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	930 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Off Street, Parkade, Titled, Workshop in Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage		
Inclusions:	Freezer, Portable Island		

Welcome to Dream View Village in the highly sought-after community of Hawkwood—an exceptional 55+ complex offering comfort, community, and incredible views. This beautifully updated top-floor unit features an open, large & thoughtfully designed living space with no shared walls, providing a rare level of privacy and quiet. This bright 2-bedroom, 2-bathroom home includes a spacious primary suite with ensuite, updated flooring, fresh paint, and a functional kitchen with modern stainless steel appliances. The open-concept living area leads to your private balcony where you can take in stunning west-facing mountain, pond, and city views—a truly special feature. Additional highlights include in-suite laundry, air conditioning, titled underground heated parking, a private secure storage locker, and the CONDO FEE INCLUDE THE BILLS! ALL WATER, GAS, AND HEAT INCLUDED! Residents enjoy access to an impressive amenities list and clubhouse building featuring a carwash, woodworking shop, rentable guest suites, clubhouse building w/ exercise classes, games room with pool tables and shuffleboard, crafting areas, and a large social space for gatherings. Ideally located near Crowfoot amenities, walking paths, and transit, this home offers a low-maintenance lifestyle in a welcoming and vibrant community.