



GRASSROOTS
REALTY GROUP

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**3208, 3208 Hawksbrow Point NW
Calgary, Alberta**

MLS # A2319560



\$295,000

Division:	Hawkwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	934 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Recreation Facilities		

Inclusions: n/a

Welcome to Dream View Village, one of Northwest Calgary's most sought-after 55+ communities, nestled in the established neighbourhood of Hawkwood. Offering an exceptional combination of comfort, convenience, and community, this meticulously maintained 2-bedroom, 2-bathroom condominium is the perfect place to enjoy a worry-free lifestyle while remaining active and connected. With over 900 square feet of thoughtfully designed living space, this bright and inviting home features an open-concept layout that feels both spacious and welcoming. The large living and dining areas provide plenty of room to relax or entertain, while oversized windows fill the home with natural light and showcase peaceful views of the surrounding greenspace and mature trees. The spacious primary bedroom offers a private retreat complete with its own ensuite bathroom, while the second bedroom provides flexibility for guests, hobbies, or a home office. In-suite laundry adds everyday convenience, making daily living effortless. Step outside onto your private balcony and enjoy the tranquility of nature right outside your door. Whether you're enjoying your morning coffee, reading a book, or simply taking in the south facing views, you'll appreciate the peaceful setting and quiet surroundings. Additional highlights include in-suite laundry, titled underground heated parking, a private secure storage locker, and utilities conveniently included in the condo fees, including heat, water, and gas. The parking stall is exceptionally well positioned (some have said it's the best spot in the entire building!), located directly beside the building entrance for easy access and added convenience, a feature you'll appreciate every day. Residents of Dream View Village enjoy access to an impressive array of amenities designed to foster both independence and community. The clubhouse offers exercise

classes, games and social rooms, pool tables, shuffleboard, crafting spaces, woodworking shop, rentable guest suites for visiting family and friends, a car wash bay, and large gathering areas for community events and activities. Whether you're looking to stay active, pursue hobbies, or meet new friends, there's always something to enjoy. Ideally located close to Crowfoot shopping, restaurants, transit, walking paths, and everyday amenities, this home offers the perfect balance of convenience, security, and low-maintenance living. Pride of ownership is evident throughout this exceptionally well-cared-for home. Simply move in and start enjoying everything this vibrant 55+ community has to offer.