



GRASSROOTS
REALTY GROUP

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3109, 3109 Hawksbrow Point NW
Calgary, Alberta

MLS # A2330272



\$247,500

Division:	Hawkwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	Age:	1995 (31 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Fruit Tr		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to easy, carefree living in the highly sought-after Dreamview Village in Hawkwood—a peaceful 55+ adult living community surrounded by mature trees, beautiful green spaces, and walking paths. This well-maintained one-bedroom, one-bathroom main floor condo offers a bright, functional layout with hardwood flooring, in-suite laundry, and the convenience of ground-level access. Step outside to your private patio overlooking the park, the perfect place to enjoy your morning coffee or unwind while taking in the tranquil surroundings. Designed for comfort and community, Dreamview Village offers an exceptional lifestyle with outstanding amenities, including a clubhouse, guest suite for visiting family and friends, heated underground parking with one titled stall, assigned storage, and ample visitor parking. Ideally located in NW Calgary, you'll love being just minutes from Crowfoot Crossing, where you'll find grocery stores, restaurants, caf  s, shopping, medical services, the YMCA, library, and LRT access. Whether you're looking to downsize or simply enjoy a low-maintenance lifestyle in a welcoming community, this home offers the perfect balance of comfort, convenience, and natural beauty. Don't miss your opportunity to enjoy relaxed 55+ living in one of Hawkwood's most desirable communities!