



GRASSROOTS
REALTY GROUP

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**515, 3515 Hawksbrow Point NW
Calgary, Alberta**

MLS # A2331627



\$315,000

Division:	Hawkwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	995 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Electric Gate, Enclosed, Garage Door Opener, Heated Ga		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 631
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities, Storage		
Inclusions:	None		

Wake up to breathtaking sunrises, unwind to sparkling downtown city lights, and experience the peaceful lifestyle you've been waiting for in one of Northwest Calgary's most sought-after 55+ communities. Welcome to Dreamview Village in Hawkwood, where beautifully maintained grounds, exceptional amenities, and a true sense of community come together to create an extraordinary place to call home. Perched on the top (5th) floor, this beautifully maintained 2-bedroom, 2-bathroom condominium offers 995 sq. ft. of thoughtfully designed living space, complete with air conditioning, in-suite laundry, heated underground parking, and an impressive 24-foot private balcony that truly becomes an outdoor living room. Sheltered from the wind and overlooking the community's private pond, lush gardens, mature trees and walking paths, the balcony offers a front-row seat to Calgary's ever-changing seasons. Enjoy your morning coffee while watching the sunrise paint the downtown skyline, listen to frogs welcoming spring, watch ducklings paddle across the pond in summer, admire the vibrant colours of autumn, and end your evenings beneath a sky filled with stars and the gentle glow of city lights. Inside, the freshly painted interior is bright, welcoming and designed for everyday comfort. The impressive 16'6" x 12'3" primary bedroom is a true retreat, offering exceptional space rarely found in condo living. Complete with a private ensuite and motorized blackout blinds, it provides the perfect setting for restful mornings and peaceful nights. The thoughtfully designed split-bedroom layout offers excellent privacy for guests, while the second bedroom is ideal for visiting family, hobbies, crafts, or a comfortable home office. Large windows fill the home with natural light, while air conditioning keeps every season comfortable. Dreamview Village is much more than a condominium—it's a

welcoming lifestyle community where neighbours become friends. Residents enjoy an outstanding selection of amenities including a beautifully appointed party room, games room with pool tables, activities like dance, woodworking shop, car-wash, guest suite for family and friends, scenic viewing decks, meticulously maintained gardens, private walking paths surrounding the pond, and an active social calendar offering numerous group activities throughout the year. This exceptionally well-managed 55+ adult living complex is pet-free, quiet, secure, and designed for those seeking a maintenance-free lifestyle without compromising comfort, independence, or connection. Whether you're enjoying peaceful walks through the gardens, relaxing on your private balcony, entertaining family, or simply taking in the spectacular views that change with every season, you'll quickly understand why so many residents love calling Dreamview Village home. A rare opportunity to enjoy top-floor living, spectacular views, exceptional amenities, and one of Calgary's most desirable adult lifestyle communities.