



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1103, 1103 Hawksbrow Point NW
Calgary, Alberta**

MLS # A2332721



\$328,000

Division:	Hawkwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,070 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 720
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Discover one of Dreamview Village's larger floor plans with over 1,070 sq. ft. of refreshed living space, where this bright ground-level end unit offers two bedrooms, two full bathrooms, abundant natural light, direct access to the beautifully landscaped grounds, and quality updates including new flooring, new baseboards, and fresh paint throughout. The desirable layout features a spacious primary suite with two double closets and a private ensuite. The second bedroom is ideal for guests, hobbies, a home office, or a roommate, with the nearby 4-piece bathroom providing privacy and flexibility. The efficient kitchen offers plenty of storage, an excellent workspace, and natural light, flowing into the dining area and comfortable living room. Step outside to the covered patio, complete with a private gate leading directly to the beautifully landscaped grounds—perfect for morning coffee, a stroll along the walking paths, or visiting with neighbours. Additional features include in-suite laundry with extra storage, central vacuum, a titled underground parking stall, and an assigned storage locker. Dreamview Village is a well-established 55+ community known for its beautifully landscaped grounds, tranquil pond, walking paths, and strong sense of community. Residents enjoy an impressive clubhouse featuring a library, exercise classes, billiards, shuffleboard, hobby and craft rooms, puzzles, games, and a full calendar of social activities, including popular Friday gatherings. Additional amenities include a guest suite for visiting family and friends, a woodworking shop, a car wash bay, garbage chutes on every floor, secure building access, and ample visitor parking. Public transit is located just steps from the building, while the Melcor YMCA, Crowfoot Library, grocery stores, restaurants, shopping, pharmacies, medical services, gas stations, and a movie theatre are all within

approximately five minutes. Whether looking to simplify life, enjoy an active social community, or spend less time maintaining a home and more time enjoying it, this updated residence offers an outstanding opportunity in one of northwest Calgary's premier adult living communities.