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301, 2301 Hawksbrow Point NW
Calgary, Alberta

MLS # A2234127



\$349,900

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|-----------|------------------------------------|--------|-------------------|
| Division: | Hawkwood | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 999 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------|------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 684 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: None

Welcome to the Ultimate 55+ Lifestyle! Discover comfort, convenience, and community in this spacious and nicely maintained 2-bedroom, 2-bath apartment condo located in the sought-after 55+ complex at Dreamview Village. Perfectly positioned to capture picturesque views of COP (Canada Olympic Park) and the meticulously landscaped grounds, featuring a peaceful pond, charming fountain and walking paths.. Inside, the generous floorplan features a bright, open-concept living and dining area—ideal for entertaining or simply relaxing. The functional kitchen is filled with natural light and offers ample storage and counter space for daily cooking or hosting friends. The primary bedroom is a true retreat, with a spacious layout and a private 3-piece ensuite. A second bedroom offers flexibility—perfect for guests, a home office, or hobby space—and is complemented by a full 4-piece main bathroom. You’ll love the oversized, south-facing balcony, complete with a gas BBQ hookup, ideal for enjoying sunny afternoons and warm evenings. Newer luxury vinyl plank flooring and a central air conditioning system (installed in 2023) ensure year-round comfort and easy maintenance. Additional highlights include In-suite laundry; titled underground parking stall; a secure storage locker; guest suite; on-site car wash bay; and a fully equipped woodworking shop. The vibrant community clubhouse is a standout feature offering a library, games room with pool tables and shuffleboard, kitchen, and a banquet/dining hall—providing plenty of opportunities to socialize, stay active, or host events. Located just minutes from Crowfoot Crossing, you’ll have quick access to shopping, restaurants, coffee shops, professional services, and entertainment. Transit options, including LRT access, make getting around the city effortless. Whether

you're downsizing or seeking a quiet, connected lifestyle in a welcoming adult community, this is the perfect place to call home. Schedule your private viewing today!