

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

**MLS # A2292667**



**\$362,988**

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

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 720
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, See Remarks, Storage		

**Inclusions:** N/A

Discover comfortable living in this premium ground-floor end unit filled with natural light from numerous windows. The unit has all new vinyl plank flooring, new baseboards, and fresh paint throughout, giving the home a clean and updated feel. With 1,070 sq ft, this bright home has 2 bedrooms and 2 bathrooms. The large primary bedroom has two double closets and an ensuite bathroom. A second bedroom works well for a roommate, guests, or hobbies, along with a 4-piece main bathroom nearby. The kitchen is easy to move around in, with plenty of storage and natural light, and the dining area has a west-facing window overlooking the treed green space. The living room provides a comfortable area to relax or gather with friends and family, with easy access outside. Step outside to a covered porch with a gate that opens directly to the beautifully maintained grounds, creating a peaceful and convenient outdoor space. A practical layout provides an in-suite laundry room with plenty of storage and central vacuum for easy cleaning. This unit also comes with a titled underground parking space and an assigned storage locker. Dreamview Village is a welcoming 55+ condominium community known for its supportive atmosphere and strong sense of connection. The beautifully landscaped grounds feature a pond, walking paths, and beautiful mountain and city views. Residents enjoy a secure, well-managed building where pride of ownership is clear throughout the property. The complex has a car wash bay, garbage chutes on each floor, and plenty of visitor parking. A guest suite is available for visiting family and friends. The clubhouse is a wonderful gathering place for residents. Spend time in the library, attend exercise classes, join hobby groups such as knitting or crafts, or enjoy board games and bingo. The space also has billiards, shuffleboard, and tables for

puzzles beside large south-facing windows overlooking the grounds and mountain views. Activities at the clubhouse are well attended and create great opportunities to connect with neighbours. A well-equipped woodworking workshop is available for residents who enjoy working with their hands. Social events bring neighbours together, with Friday afternoon potlucks and regular social hours. Public transportation is located just steps from the building entrance, making it easy to get around. Everyday conveniences are close by. The Melcor YMCA, Crowfoot Library, grocery stores, restaurants, shopping, pharmacies, gas stations, and a movie theatre are all about 5 minutes away. This home provides comfortable living in a vibrant and welcoming community. Schedule your appointment today to experience everything this wonderful home and community have to offer.