

**1311, 1311 Hawksbrow Point NW**  
**Calgary, Alberta**

**MLS # A2297197**



**\$369,888**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Off Street, Parkade, Titled, Workshop in Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage		
<b>Inclusions:</b>	NA		

Welcome to Dream View Village in the highly sought-after community of Hawkwood—an exceptional 55+ complex offering comfort, community, and incredible views. This beautifully updated top-floor unit features an open, large & thoughtfully designed living space with no shared walls, providing a rare level of privacy and quiet. This bright 2-bedroom, 2-bathroom home includes a spacious primary suite with ensuite, updated flooring, fresh paint, and a functional kitchen with modern stainless steel appliances. The open-concept living area leads to your private balcony where you can take in stunning west-facing mountain, pond, and city views—a truly special feature. Additional highlights include in-suite laundry, air conditioning, titled underground heated parking, and a private secure storage locker. Residents enjoy access to an impressive amenities list and clubhouse building featuring a carwash, woodworking shop, rentable guest suites, clubhouse building w/ exercise classes, games room with pool tables and shuffleboard, crafting areas, and a large social space for gatherings. Ideally located near Crowfoot amenities, walking paths, and transit, this home offers a low-maintenance lifestyle in a welcoming and vibrant community.