

3102, 3102 Hawksbrow Point NW Calgary, Alberta

MLS # A2337454



\$329,900

Division:	Hawkwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	937 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bookcases, Kitchen Island		
Inclusions:	TV Wall Mount, Hutch		

Welcome to Dreamview Village in Hawkwood, one of NW Calgary's most sought-after 55+ communities! This beautifully maintained 2-bedroom, 2-bathroom home offers approximately 937 sq. ft. of comfortable living space, but what truly sets it apart are two exceptionally rare features: TWO PARKING STALLS and a massive private terrace overlooking the tranquil community pond. The incredible terrace is a true extension of the living space and an absolute standout. With peaceful views over the pond, mature landscaping and beautifully maintained grounds, it's the perfect setting for morning coffee, outdoor dining, entertaining friends or simply relaxing and enjoying the surroundings. If you're downsizing but not ready to give up outdoor living, this is a feature you need to see. Inside, newer flooring and paint create a fresh, welcoming feel throughout. The kitchen flows naturally into the dining and living areas, with the main living space opening directly onto the terrace and bringing the beautiful setting into your everyday life. The spacious primary bedroom offers plenty of room for a full bedroom suite and features a private 3-piece ensuite. The second bedroom provides excellent flexibility as a guest room, home office, den or hobby space. A second full bathroom, convenient in-suite laundry and separate storage locker complete the home. Best of all, TWO PARKING STALLS provide a rare convenience for a couple with two vehicles or anyone wanting additional parking. Dreamview Village offers far more than just a place to live—it provides an incredible lifestyle. Beautifully landscaped grounds surround a peaceful pond with walking paths and mature trees, while the impressive clubhouse is home to a library, billiards, shuffleboard, hobby and craft rooms, puzzles, games, exercise classes and a full calendar of social activities and

gatherings. Residents also enjoy a guest suite for visiting family and friends, woodworking shop, car wash bay, garbage chutes on every floor, secure building access and ample visitor parking. The location is equally convenient, with public transit steps away and the Melcor YMCA, Crowfoot Library, grocery stores, restaurants, shopping, pharmacies, medical services, gas stations and a movie theatre all just minutes from home. This is downsizing without compromise—a beautifully maintained home with an extraordinary pond-facing terrace, TWO PARKING STALLS, fantastic amenities and a welcoming community, all in one of NW Calgary's premier adult living developments.