

**1211, 1211 Hawksbrow Point NW**  
**Calgary, Alberta**

**MLS # A2258595**



**\$360,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hawkwood                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 939 sq.ft.                         | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                  |                   |                 |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Fireplace(s), Natural Gas                                                             | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                                  | <b>Condo Fee:</b> | \$ 640          |
| <b>Basement:</b>   | -                                                                                                | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |                 |

**Inclusions:** TV mount

Welcome to your new home in highly sought after Dreamview Village, a 55+ community situated in beautiful, well established Hawkwood! This bright and meticulously updated 2-bedroom, 2-bath condo is designed for easy living and everyday comfort. From the moment you step inside, you'll notice thoughtful upgrades: fresh paint, stylish new flooring, modern appliances, professional shower renovation and a cozy fireplace for relaxing evenings at home. Step out onto your west-facing deck and take in the stunning mountain views — perfect for morning coffee or BBQ + a glass of wine at sunset. With Central Air conditioning, you'll stay comfortable all summer long. The layout is practical yet inviting, offering a spacious primary suite, a second bedroom for office or hobbies, and in-suite laundry with ample room for storage. Your car will stay warm and cozy all winter long in the heated garage. Dreamview Village boasts second to none amenities with a spacious, resident-only community centre that is home to a library, kitchen, games room, and large deck. There are no end of activities to sign up and join in on! My favourite feature has to be the gorgeous pond with fountain where you can sit and enjoy watching the wildlife who frequent this peaceful spot year round. Additional highlights include: heated car wash in the garage, a woodworking / hobby shop and reservable guests suites for friends and family visits right in your building. The location simply couldn't be better — close to the Foothills Hospital, Crowfoot Shopping Centre + YMCA, and the LRT for easy connections around the city. Plus, being right on the west edge of Calgary means quick getaways to the mountains whenever adventure calls. Located in a well-cared-for community with friendly, helpful neighbours you'll be close to walking paths and everything you need to

make life easy. Whether you're looking to downsize, simplify, or just enjoy a low-maintenance lifestyle, this home is a wonderful fit. Come see for yourself — this condo combines modern touches with the warmth and comfort you'll love calling home.