

**206, 3206 Hawksbrow Point NW**  
**Calgary, Alberta**

**MLS # A2281989**



**\$302,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground, Workshop in Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 631
<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>	Bookcases, Kitchen Island, Storage		

**Inclusions:** Dishwasher is as is, does not work

Welcome to your new home at Dreamview Village , a 55+ community with multiply amenities . Very good value for 930 sqft , 2 bedrooms and 2 full baths , with views . The unit is located on the 2nd floor with west views backing onto the park, enjoy your mountain views from your private balcony. The amenities are; Club house with Entertainment room , decks with views of the pond and water fountain. . Guest suite available for your guests. A work shop with wood working equipment in the underground parking garage along with a carwash. This is a bright unit with a Bay window in living room and an open floor plan to the kitchen with an island. The countertops have been replaced with quartz like stone. The home has a separate storage / laundry room in the unit. The master bedroom has double closets and a 3 pce ensuite bath. The main 4 pce bath has white tile and lino flooring. The 2nd bedroom or den has book shelves that are moveable and can be included .There is one titled underground parking stall and one assigned storage unit that goes with the unit..There is visiting parking in front of the building. If you like to socialize the club house offers space to play pool or play cards. The club house is large enough to entertain a large group of friends and family. The storage unit that goes with the unit is located in the parkade level in a separate room., Stall 115. Go to parking stall B76 face the back of stall than turn right walk to the next man door on your left hand side and use the fob to get in, now you are in a foyer , door on the right gets you into storage room. No cats or dogs allowed, but fish and small birds allowed with board approval. (Read bylaws) about pet restrictions. Seller just replaced the shower head in main bath and re grouted the shower.