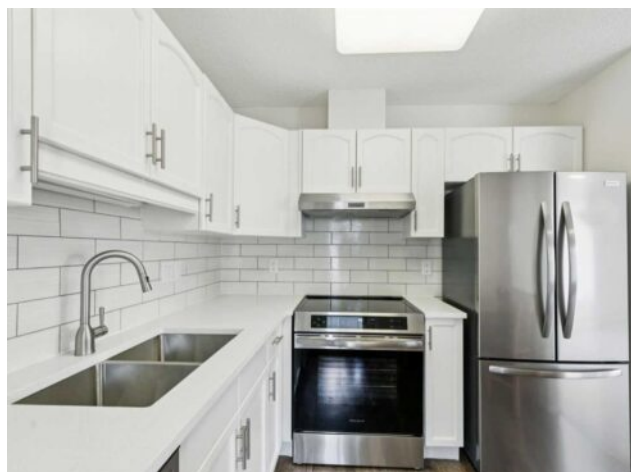


**2309, 2309 Hawksbrow Point NW  
Calgary, Alberta**

**MLS # A2306023**



## \$329,900

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Hawkwood   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 967 sq.ft.   | <b>Age:</b>   | 1995 (31 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Guest, Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 684          |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Vinyl Siding   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Elevator, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s) |                   |                 |

**Inclusions:** N/A

Fully renovated, move-in ready living in one of NW Calgary's most sought-after 55+ communities. Welcome to Dreamview Village in Hawkwood—where lifestyle, community, and convenience come together. This beautifully updated corner unit at 2309 Hawksbrow Point NW has just undergone a fresh renovation, offering the perfect blend of modern finishes and a peaceful, maintenance-free lifestyle. Step inside to discover a bright, refreshed interior featuring a fully updated kitchen, quartz countertops (kitchen & bath), and brand-new stainless steel appliances—including an induction cooktop. Clean, modern, and ready for immediate enjoyment—no work required. The corner-unit layout floods the home with natural light, while the open living and dining space creates a warm, welcoming feel for both everyday living and entertaining. The primary bedroom is exceptionally spacious, complete with a walk-in closet plus additional his-and-hers closets—rare, practical storage you won't often find. A generous second bedroom offers flexibility for guests, hobbies, or a home office. You'll also appreciate in-suite laundry, extra storage, titled underground parking, and a separate storage locker—everything designed to make day-to-day living easy and comfortable. Beyond the unit, Dreamview Village is known for its beautifully maintained grounds, featuring a private park, pond, fountain, and walking paths that create a truly serene setting. Residents enjoy access to a vibrant clubhouse with mountain views, offering a full kitchen, library, games areas (pool table & shuffleboard), craft rooms, and a full calendar of social activities. Additional amenities include guest suites, a workshop, car wash, elevators, and ample visitor parking. This is downsizing done right—updated, low-maintenance, and

community-focused living in a location that's hard to beat. Come see why units like this don't last.