

\$319,900 - 3415, 3000 Hawksbrow Point Nw, Calgary

MLS® #A2102212

\$319,900

2 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.00 Acres

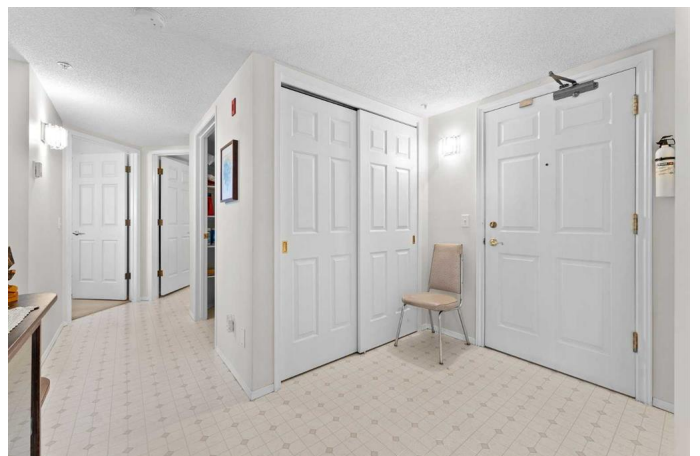
Hawkwood, Calgary, Alberta

Welcome to the epitome of comfortable and convenient 55+ living in Hawkwood! Presenting a delightful 2-bedroom, 1-bathroom apartment in a highly desired retirement building, this property is tailored to meet the needs of those seeking a vibrant and welcoming community.

Step into a spacious living space where every detail has been thoughtfully considered. The large living room and dining area provide ample room for both relaxation and entertainment. Enjoy your morning coffee on the east-facing balcony, basking in the warm glow of the sunrise.

This unit boasts the convenience of in-suite laundry, ensuring ease and efficiency in your daily routine. Titled parking adds an extra layer of convenience, making transportation a breeze for residents. A car wash bay is also available to use in the parkade.

One of the highlights of this retirement haven is the on-site clubhouse, offering a range of amenities to enrich your social and recreational life. From pool tables and shuffleboard to various games, puzzles, meeting spaces, and even a workshop, there's something for everyone. In addition to all these amenities, there is also a large pond with fountains and pathway around it for seasonal enjoyment. It's a perfect hub for fostering new friendships and engaging in a variety of



activities.

Currently tenanted, this property comes with the added benefit of a tenant who would love to stay if possible, making it an excellent option for investors or those seeking a hassle-free transition. Embrace a lifestyle that combines comfort, community, and convenience in this well-appointed 55+ apartment.

Seize the opportunity to make this Hawkwood residence your new home and experience the best in retirement living! Book your showing today to explore all the features and charm this property has to offer.

Built in 1995

Essential Information

MLS® #	A2102212
Price	\$319,900
Sold Price	\$316,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3415, 3000 Hawksbrow Point Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3G 4C9

Amenities

Amenities Car Wash, Clubhouse, Elevator(s), Guest Suite, Recreation Room, Visitor Parking

Parking Spaces 1

Parking Parkade, Titled, Underground

Waterfront Pond

Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer

Heating Baseboard, Hot Water, Natural Gas

Cooling None

of Stories 5

Exterior

Exterior Features Balcony, Storage

Lot Description Close to Clubhouse

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 18th, 2024

Date Sold May 6th, 2024

Days on Market 109

Zoning DC (pre 1P2007)

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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