

\$325,000 - 2310, 2310 Hawksbrow Point Nw, Calgary

MLS® #A2122809

\$325,000

2 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.00 Acres

Hawkwood, Calgary, Alberta

Welcome to HAWKWOOD'S 55+ DREAMVIEW VILLAGE. A condo complex meticulously designed and planned to offer the VERY BEST lifestyle for adult living. Units in this complex are highly sought after. This 1175 SF unit is perched on the 3rd floor with INCREDIBLE PANORAMIC MOUNTAIN VIEWS while offering favourable south exposure. You also have a full view of the private pond and fountain. This 2 bedroom, 2 full bathroom unit offers lots of natural sunlight that flows throughout this sunny bright condo thanks to the large windows. Enjoy conveniences such as in-suite laundry, in-suite storage plus parkade storage locker & underground titled parking. There's PLENTY of VISITOR PARKING for your friend's and family's visits. This smartly located complex offers views, walking paths, private pond & amenities such as private clubhouse, with party rooms, a FULL WORKSHOP with all the bells and whistles for tools in the parkade, a quiet library, pool tables, shuffle board, rentable guest suite for your visitors in each building, a super convenient common car wash bay, friendly & active social club and much more. Mere minutes to Crowfoot shops, restaurants, entertainment, major grocers and LRT. Easy access to transit. Condo fees cover all essential utilities except electricity. Another convenience to mention is the natural gas hookup for your BBQ on your private patio. The TITLED Parking for this unit is one of the closest ones to the elevator - just a few steps



away! Complex is beautifully maintained & landscaped with stunning floral accents, the vestibule area and sitting area just off the elevators on the 3rd floor have been recently updated to give a modern flair and warmth to visitors and residents alike. This extremely well managed condo has a history of solid financial standing as well a deep reserve fund.

Built in 1995

Essential Information

MLS® #	A2122809
Price	\$325,000
Sold Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2310, 2310 Hawksbrow Point Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4C9

Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Guest Suite, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Additional Information

Date Listed	April 13th, 2024
Date Sold	April 16th, 2024
Days on Market	3
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.