

# \$279,800 - 309, 3309 Hawksbrow Point Nw, Calgary

MLS® #A2210895

## \$279,800

1 Bedroom, 2.00 Bathroom, 718 sqft

Residential on 0.00 Acres

Hawkwood, Calgary, Alberta

This beautifully maintained and generously sized one bedroom, 2 bathroom condo offers stunning park and mountain views in a welcoming 55+ community. Open concept floor plan with new flooring, paint, baseboards, welcoming foyer, functional kitchen which flows seamlessly into sun filled living and dining area. Spacious and bright primary bedroom features ample closet space and 2pc bathroom. Great addition to comfort living is a large in suite laundry room with extra storage and a sunny SW balcony with gas line for bbq. The spacious and bright primary bedroom features ample closet space with 2pc ensuite. Secure, 2 Titled underground parking stalls and storage room adds piece of mind. This community is truly lifestyle-focused with clubhouse, offering a billiards room, shuffleboard, recreation room fully equipped kitchen, perfect for group dining and events, woodworking shop, library and more. Guests coming to town? There are 3 guests suits available, walking paths, a pond with water fountain and beautiful landscaping. Whether you're social or love quiet time surrounded by nature, there's something here for everyone. A home with all the amenities and close to shopping and dining. A wonderful place to call home! Quick possession available.

Built in 1996

## Essential Information



MLS® #	A2210895
Price	\$279,800
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	718
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	309, 3309 Hawksbrow Point Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4C9

### Amenities

Amenities	Elevator(s), Park, Recreation Room, Storage, Visitor Parking, Clubhouse, Car Wash, Guest Suite, Party Room, Recreation Facilities, Secured Parking, Workshop
Parking Spaces	2
Parking	Secured, Stall, Titled, Underground, Heated Garage
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

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

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	109
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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