

704, 10 Shawnee Hill SW  
Calgary, Alberta

MLS # A2219221



## \$280,000

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	558 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac		

**Heating:** Fan Coil, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Metal

**Basement:** None

**Exterior:** Brick, Concrete

**Foundation:** Poured Concrete

**Features:** Elevator, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 520

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** none

Live the high life at the Highbury! This stylish 1-bedroom condo in sought-after Shawnee Slopes is the perfect blend of modern design and everyday comfort. Step into a bright, open-concept living space with massive windows that flood the unit with natural light. The sleek, contemporary kitchen features quartz countertops, a gas range, a farmhouse sink, and a hidden-drawer Fisher & Paykel dishwasher — perfect for home chefs and entertainers alike. Enjoy your morning coffee or evening BBQ on the private east-facing balcony, complete with a gas hookup. Inside, the spacious bedroom offers a walk-through closet and direct access to a stylish 4-piece bath. Stay cool with central A/C, and enjoy the convenience of in-suite laundry, titled underground parking, visitor stalls, and a separate storage unit. Located across the street from the C-Train, and just minutes from Fish Creek Park, St. Mary's University, shopping, restaurants, and more. This is the lifestyle upgrade you've been waiting for. Welcome home!