



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

704, 10 Shawnee Hill SW
Calgary, Alberta

MLS # A2219221



\$295,000

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	558 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	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 stunning one bedroom, one bath condo in sought-after Shawnee Slopes is the perfect mix of modern style and everyday comfort. Open concept living space with massive windows that flood the unit with natural light, this home feels bright, fresh and inviting from the moment you enter. Love to cook ? You'll be right at home in the sleek, contemporary kitchen featuring quartz countertops, a gas range, farmhouse sink and hidden drawer dishwasher((Fisher & Paykel). Whether you're entertaining or unwinding, the spacious living area and private balcony with Eastern views (and gas hook up for a BBQ)make it easy to enjoy every moment. The bedroom features a walk-through closet and direct access to the stylish bathroom. Enjoy in-suite laundry, AC, separate titled storage , titled underground parking and visitor parking stalls. Your condo fees include heat, water, professional management and more - stress free living at its best! Just minutes away from Fish Creek Park. The c-train LRT is conveniently accessible across the street. Close to all amenities , St Mary's University and a great selection of restaurants. This is the lifestyle upgrade you you've waiting for. Welcome Home! Call your realtor today to book a showing.