



GRASSROOTS
REALTY GROUP

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704, 10 Shawnee Hill SW
Calgary, Alberta

MLS # A2219221



\$280,000

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	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 520
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Smoking Home, Open Floorplan		

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!