



**GRASSROOTS**  
REALTY GROUP

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**208, 10 Shawnee Hill SW**  
**Calgary, Alberta**

**MLS # A2228633**



**\$284,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	611 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Urban sophistication meets suburban calm in this beautifully upgraded 1-bedroom and den unit in the concrete-built Highbury Tower. Designed for comfort and function, this open-concept layout features vaulted ceilings and oversized west-facing windows that bring in plenty of natural light. Enjoy summer evenings or weekend BBQs on the covered balcony, complete with a gas line. The kitchen is a showpiece—concrete countertops, sleek cabinetry, designer pendant lighting, and a generous island make it perfect for cooking or casual entertaining. A premium stainless steel appliance package, including a gas stove, adds to the upscale feel. The spacious bedroom offers brand-new carpet and connects the walk-through closet to a stylish 4-piece ensuite. Originally designed as a den, this space has been smartly converted into a large custom storage area with built-in cabinetry and shelving—ideal for anyone who wants extra room to organize. Additional perks include central A/C, a separate laundry room, secure underground parking, and a private storage locker. This unbeatable location puts you across the street from the LRT and just minutes to Fish Creek Park, St. Mary’s University, shops, and restaurants. Whether you’re a professional, a student, or savvy investor, this unit delivers convenience, quality, and lifestyle in one.