



GRASSROOTS
REALTY GROUP

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505, 10 Shawnee Hill SW
Calgary, Alberta

MLS # A2230633



\$389,000

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 753
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (Pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

With unobstructed views and an open floor plan, start each day by watching the sun come up over the horizon. This beautiful 2-bedroom, 2-bathroom condo in Shawnee Slopes is an extremely rare opportunity you don't want to miss. With classic elegance and unique features not found in typical listings, this unit is a place you will want to call home. Floor to ceiling windows and a south-east exposure means there is no shortage of natural light in this unit. Beautiful rich hardwood floors complement the modern, bright layout throughout the main living areas. With a stunning gourmet kitchen and dining area, this condo is an entertainer's dream. Elegant design details and premium quartz countertops are paired with gas stove, stainless steel appliances, creating a gorgeous and highly functional space. Dine inside by the light of the south exposure windows or on your large and private outdoor terrace with a beautiful view of fish creek park. This home has everything you need to relax and unwind at the end of the day. The spacious master bedroom also offers a tranquil spa-style ensuite bath with an oversized shower, and large walk-thru double closet. For when those overnight guests come to visit, you'll be prepared with a comfortable second bedroom and stylish full guest bathroom to make them feel at home. Large titled underground parking stall which also includes a separate storage unit. This home is perfect for the discriminating buyer who wants a low-maintenance lifestyle without compromising style and comfort. Located just steps from the LRT, and with quick and easy access to natural amenities like scenic Fish Creek park as well as shopping and restaurants, this location has everything needed to bring convenience and luxury to everyday living.

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