



**404, 10 Shawnee Hill SW  
Calgary, Alberta**

**MLS # A2290193**



**\$258,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	556 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Oversized, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 520
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Storage		

**Inclusions:** N/A

Experience executive living in this pristine 1-bedroom property at Highbury Residences. Designed for those who appreciate both style and substance, the open-concept floor plan is anchored by a true chef’s kitchen featuring premium quartz countertops, a gas range, and a massive breakfast bar. Hardwood floors carry you from the kitchen to a living room with a view. East-facing windows, bright morning sun, and a view for miles will be what you see every day! The primary suite is also east-facing with large windows. It features a walk-through closet area leading to the shared ensuite, complete with a deep soaker tub. With in-suite laundry, one of the largest titled underground parking stalls, and a secure storage locker, this unit has it all for everyday convenience. Don’t forget the central air conditioning! Fish Creek Park is down the street, the LRT station is across the road, and shopping is nearby. This location has everything—book your showing today!