



**503, 10 Shawnee Hill SW
Calgary, Alberta**

MLS # A2292088



\$259,900

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	560 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to The Highbury, where modern style meets everyday convenience. This beautifully designed unit features soaring ceilings, rich hardwood flooring, and stunning floor-to-ceiling windows that fill the space with natural light while showcasing unobstructed east-facing views. The contemporary kitchen is thoughtfully appointed with quartz countertops, a farmhouse-style double sink, gas range, sleek double drawer dishwasher, and a breakfast bar perfect for casual dining or entertaining. Step onto your private balcony to enjoy beautiful sunrise views, complete with a natural gas BBQ hookup for outdoor cooking. On cooler days, relax in the bright living room and take in the same impressive views from inside. The functional layout includes a welcoming entry with a storage closet, in-suite stacked washer and dryer, and a spacious bedroom featuring a walk-through closet with direct access to the 4-piece bathroom. Ideally located just minutes from Fish Creek–Lacombe LRT Station, Fish Creek Park, St. Mary’s University, and nearby shopping, this home offers the perfect balance of nature and convenience, and includes a heated underground parking stall and storage.