

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

**MLS # A2292088**



**\$259,900**

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

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 520
<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>	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&ndash;Lacombe LRT Station, Fish Creek Park, St. Mary&rsquo;s University, and nearby shopping, this home offers the perfect balance of nature and convenience, and includes a heated underground parking stall and storage.