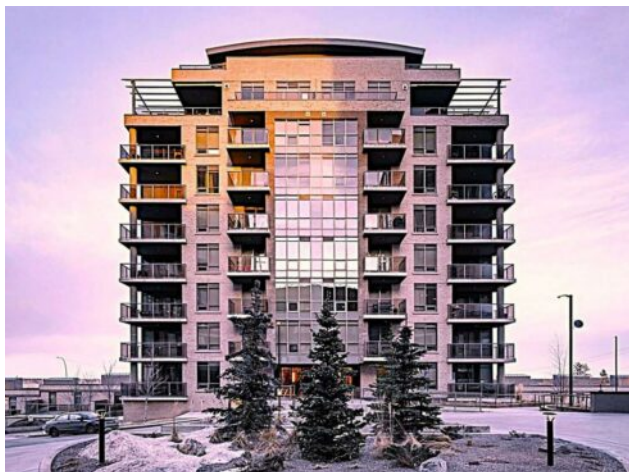


308, 10 Shawnee Hill SW  
Calgary, Alberta

MLS # A2207081



\$299,789

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	613 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tray Ceiling(s)		
Inclusions:	N/A		

Welcome to Highbury Tower at 10 Shawnee Hills SW, where modern comfort meets upscale design and unbeatable convenience. This bright and thoughtfully designed 1-bedroom + den condo offers 9-foot ceilings, floor-to-ceiling windows, and a quiet west-facing exposure with views toward Fish Creek Park. The chef-inspired kitchen features flat-panel soft-close cabinetry, under-cabinet lighting, quartz countertops, and a large island with chic pendant lighting. The premium Fisher & Paykel appliance package includes a 5-burner gas range, chimney-style hood fan, new Bosch dishwasher, and full-size refrigerator. A walk-through closet leads from the spacious bedroom to a stylish 4-piece ensuite with a deep soaker tub. The flexible den is perfect for a home office or creative space. Enjoy in-suite laundry, central A/C, and a covered NW-facing balcony with a gas line for summer BBQs and the occasional deer sighting. Building amenities include a fitness center, party lounge, secure FOB access, heated underground parking, storage locker, visitor parking, and bike storage. Located steps from Fish Creek&ndash;Lacombe LRT, close to Fish Creek Park, St. Mary&rsquo;s University, shopping, dining, and major routes. Whether you're a first-time buyer, downsizer, or investor, this home offers a rare blend of style, function, and location in one of Calgary&rsquo;s most desirable communities.