



GRASSROOTS
REALTY GROUP

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106, 10 Shawnee Hill SW
Calgary, Alberta

MLS # A2325331



\$370,000

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 808
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE, Saturday July 25th, 1:00 - 3:30 pm. Welcome to this beautifully maintained southwest corner residence offering 904 sq. ft. of thoughtfully designed living space, featuring 2 bedrooms, 2 bathrooms, and a versatile den. Located on the main floor of the prestigious Highbury Towers, this home provides the convenience of elevator-free access while showcasing upscale finishes throughout. Flooded with natural light from expansive floor-to-ceiling windows, the open concept layout is enhanced by rich hardwood flooring, central air conditioning, and seamless indoor-outdoor living. The chef-inspired kitchen is appointed with premium Fisher & Paykel stainless steel appliances, including a 5-burner gas range, double-drawer dishwasher, quartz countertops, abundant cabinetry, and an undermount sink. The spacious living area opens onto a covered southwest-facing patio overlooking green space, creating the perfect place to enjoy your morning coffee or relax at the end of the day. The primary suite comfortably accommodates a king-sized bed and features a generous walk-in closet and an elegant spa-inspired ensuite. A second spacious bedroom, stylish full bathroom, and a flexible front den complete the interior. Additional highlights include two titled underground parking stalls and a good size storage room. Pet-friendly building where cats are welcome, although dogs are not permitted. Perfectly situated just steps from Fish Creek-Lacombe LRT Station, you'll enjoy a quick commute to downtown along with easy access to parks, tennis courts, schools, restaurants, shops, and everyday amenities.