



GRASSROOTS
REALTY GROUP

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402, 10 Shawnee Hill SW
Calgary, Alberta

MLS # A2333115



\$375,000

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	809 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Breakfast Bar, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 753
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: NA

Experience elevated living in the heart of Shawnee Slopes. This stunning corner residence offers breathtaking panoramic views stretching from the south to the west, showcased through dramatic floor-to-ceiling windows that flood the home with natural light throughout the day. Designed with both style and function in mind, the open-concept layout features wide-plank hardwood flooring, quartz countertops, and a premium Fisher & Paykel appliance package, including a gas range that will impress any home chef. The spacious living and dining areas flow seamlessly onto the oversized covered balcony with a gas hookup, creating the perfect setting for morning coffee, evening sunsets, and year-round entertaining. The thoughtfully designed floor plan includes two generous bedrooms, two full bathrooms, in-suite laundry, air conditioning, titled underground parking, and titled storage. Residents enjoy beautifully appointed common areas, secure access, and the convenience of two elevators. Located directly across from the Shawnessy LRT Station, this home offers a truly walkable lifestyle. Shopping, restaurants, pubs, parks, schools, and everyday amenities are all just steps away, making commuting and daily living effortless. Combining luxury finishes, spectacular views, and an unbeatable location, this is a rare opportunity to own one of Shawnee Slopes' most desirable condominium residences.