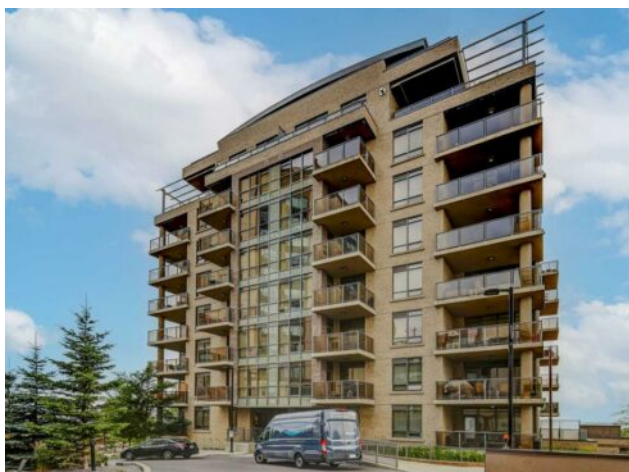


608, 10 Shawnee Hill SW  
Calgary, Alberta

MLS # A2178416



## \$287,500

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	592 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Hardwood

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 557

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

**Inclusions:** Electric Fireplace, and TV/Wall Mount in LR

Welcome to Highbury Tower in Shawnee Slopes &ndash; where condo living meets perfection! This luxurious, high-end building offers a premium lifestyle with its impeccable design. Situated on the quiet west side of the building, this unit enjoys a serene atmosphere with abundant natural light. Step into this stunning freshly painted 1-bedroom executive condo, and you&rsquo;ll immediately notice the 9 ft ceilings that create an open, airy feel, while floor-to-ceiling windows bathe the space in natural light. The kitchen is a chef&rsquo;s dream, featuring sleek, contemporary flat-panel, soft-close cabinetry. A well-designed wall pantry keeps your cooking supplies easily accessible. The designer appliance package includes a 5-burner gas range, full-sized refrigerator, integrated panelled dishwasher, and a European chimney-style range hood. The stainless steel skirted sink adds a touch of sophistication, and chic glass pendant lighting over the quartz kitchen island creates a bright, stylish workspace. The open-concept dining and living areas flow seamlessly, making entertaining effortless. The bedroom is a cozy retreat, featuring a walk-through closet that leads to a beautifully designed 4-piece ensuite with a deep soaker tub. Stay cool in Calgary's warmer months with central air conditioning. The covered NW-facing balcony, complete with a natural gas hookup, offers stunning views of Fish Creek Park &ndash; and you might even spot deer from time to time! Convenient features include in-suite laundry, tucked away from the main living area, as well as a secured, heated underground oversized titled parking stall and titled storage locker, for your seasonal items. Highbury Tower boasts a prime location across from the Fish Creek Lacombe LRT Station and is close to Fish Creek Park, St. Mary&rsquo;s University, dining, and shopping. Whether you&rsquo;re a first-time buyer or an

investor, this condo is an incredible opportunity. Don't miss your chance to make this beautiful condo in Highbury Tower your new home! Virtual tour available!