

# \$284,900 - 208, 10 Shawnee Hill Sw, Calgary

MLS® #A2228633

**\$284,900**

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Urban sophistication meets suburban calm in this beautifully upgraded 1-bedroom and den unit in the concrete-built Highbury Tower. Designed for comfort and function, this open-concept layout features vaulted ceilings and oversized west-facing windows that bring in plenty of natural light. Enjoy summer evenings or weekend BBQs on the covered balcony, complete with a gas line. The kitchen is a showpiece—concrete countertops, sleek cabinetry, designer pendant lighting, and a generous island make it perfect for cooking or casual entertaining. A premium stainless steel appliance package, including a gas stove, adds to the upscale feel. The spacious bedroom offers brand-new carpet and connects the walk-through closet to a stylish 4-piece ensuite. Originally designed as a den, this space has been smartly converted into a large custom storage area with built-in cabinetry and shelving—ideal for anyone who wants extra room to organize. Additional perks include central A/C, a separate laundry room, secure underground parking, and a private storage locker. This unbeatable location puts you across the street from the LRT and just minutes to Fish Creek Park, St. Mary's University, shops, and restaurants. Whether you're a professional, a student, or savvy investor, this unit delivers convenience, quality, and lifestyle in one.

Built in 2009



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228633          |
| Price          | \$284,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 611               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 208, 10 Shawnee Hill Sw |
| Subdivision | Shawnee Slopes          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 0K5                 |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage |
| Parking Spaces | 1                                     |
| Parking        | Parkade, Stall, Titled, Underground   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Storage                     |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Gas Stove |
| Heating           | Fan Coil  |
| Cooling           | Central Air   |
| # of Stories      | 9   |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Construction      | Brick, Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 6th, 2025  |
| Days on Market | 11              |
| Zoning         | DC (pre 1P2007) |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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