

\$269,550 - 308, 10 Shawnee Hill Sw, Calgary

MLS® #A2241532

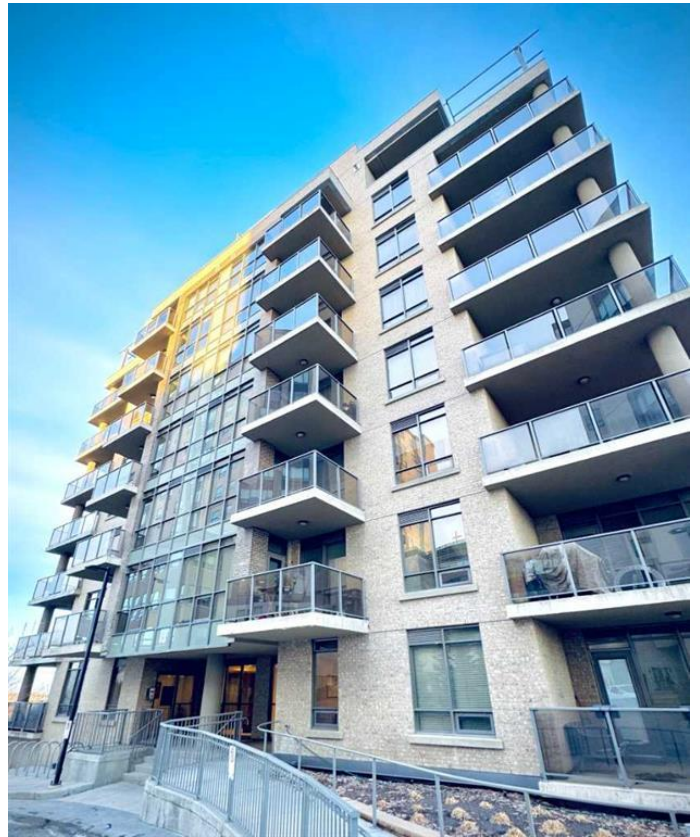
\$269,550

1 Bedroom, 1.00 Bathroom, 613 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

INVESTOR ALERT - Priced to sell, low entry cost, high rental demand, and strong long-term upside! Welcome to Highbury Tower where modern comfort meets upscale design and unbeatable convenience. With concrete construction, this building offers superior sound insulation, enhanced fire safety, and lasting durability for a quieter, more secure living experience. 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 Creekâ€™s Lacombe LRT, close to Fish Creek Park, St. Maryâ€™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's most desirable communities.

Built in 2009

Essential Information

MLS® #	A2241532
Price	\$269,550
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	613
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	308, 10 Shawnee Hill Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0K5

Amenities

Amenities	Secured Parking, Visitor Parking, Elevator(s), Storage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tray Ceiling(s), Chandelier
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Central
Cooling	Central Air
# of Stories	9

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	56
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX iRealty Innovations
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