

208, 10 Shawnee Hill SW  
Calgary, Alberta

MLS # A2228633



**\$284,900**

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

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.