

# \$275,000 - 308, 10 Shawnee Hill Sw, Calgary

MLS® #A2241532

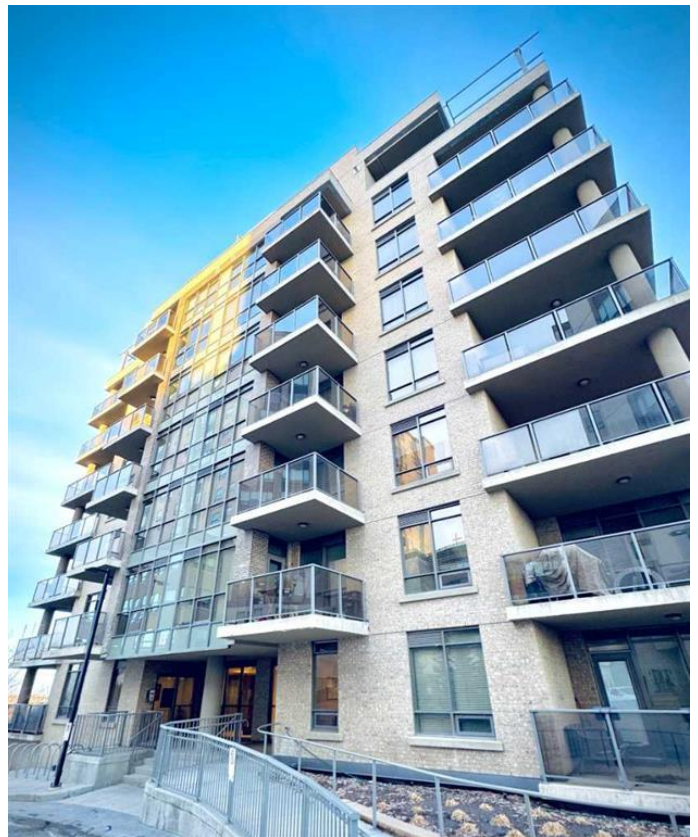
## \$275,000

1 Bedroom, 1.00 Bathroom, 613 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

INVESTOR ALERT - price improvement, 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          | \$275,000         |
| 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      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Underground                                            |

**Interior**

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

|                   |                 |
|-------------------|-----------------|
| Cooling           | Central Air     |
| # of Stories      | 9               |
| <b>Exterior</b>   |                 |
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

**Additional Information**

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

**Listing Details**

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

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