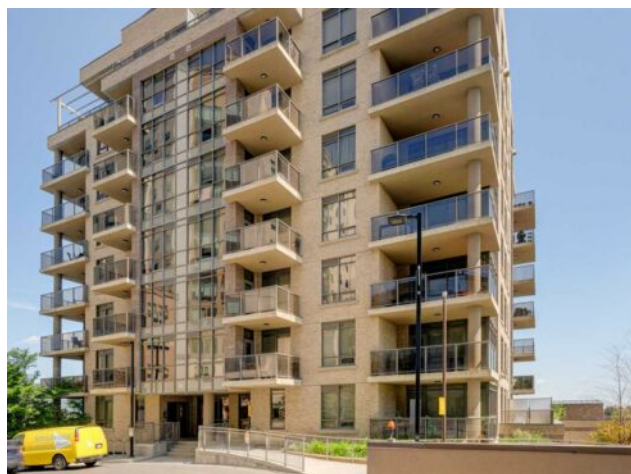


304, 10 Shawnee Hill SW
Calgary, Alberta

MLS # A2232763



\$275,000

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	565 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Fan Coil, Electric

Floors: Hardwood, Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 520

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: None

Situated just steps from the LRT station, this exquisitely designed luxury condominium, constructed from concrete and featuring high-end finishes, is a must-see. This one-bedroom unit boasts several highlights, including full-length modern kitchen cabinetry with soft-close drawers, Fisher & Paykel stainless steel appliances, quartz countertops, and a breakfast bar. The interior showcases beautiful hardwood floors and a living room characterized by large windows that allow abundant natural light. Additional features include a four-piece bathroom and a spacious bedroom with generous closet space. Enjoy the upcoming summer days on the balcony adjacent to the living room. This unit also includes a heated, secure underground parking stall. Conveniently located near Fish Creek Park, with quick access to Macleod Trail, it is within walking distance of shops, restaurants, parks, and the LRT station. Schedule your viewing today!