



## 10 Shawnee Hill Calgary Alberta

\$287,500

Welcome to Highbury Tower in Shawnee Slopes - where condo living meets perfection! This luxurious, high-end building offers a premium lifestyle with its impeccable design. Situated on the quiet west side of the building, this unit enjoys a serene atmosphere with abundant natural light. Step into this stunning freshly painted 1-bedroom executive condo, and you'll immediately notice the 9 ft ceilings that create an open, airy feel, while floor-to-ceiling windows bathe the space in natural light. The kitchen is a chef's dream, featuring sleek, contemporary flat-panel, soft-close cabinetry. A well-designed wall pantry keeps your cooking supplies easily accessible. The designer appliance package includes a 5-burner gas range, full-sized refrigerator, integrated panelled dishwasher, and a European chimney-style range hood. The stainless steel skirted sink adds a touch of sophistication, and chic glass pendant lighting over the quartz kitchen island creates a bright, stylish workspace. The open-concept dining and living areas flow seamlessly, making entertaining effortless. The bedroom is a cozy retreat, featuring a walk-through closet that leads to a beautifully designed 4-piece ensuite with a deep soaker tub. Stay cool in Calgary's warmer months with central air conditioning. The covered NW-facing balcony, complete with a natural gas hookup, offers stunning views of Fish Creek Park - and you might even spot deer from time to time! Convenient features include in-suite laundry, tucked away from the main living area, as well as a secured, heated underground oversized titled parking stall and titled storage locker, for your seasonal items. Highbury Tower boasts a prime location across from the Fish Creek Lacombe LRT Station and is close to Fish Creek Park, St. Mary's University, dining, and shopping. Whether you're a first-time buyer or an investor, this condo is an incredib...

4pc Bathroom 7.92 Ft x 5.33 Ft

Other 9.08 Ft x 7.83 Ft

Primary Bedroom 10.17 Ft x 10.08 Ft

Foyer 7.75 Ft x 3.83 Ft

Kitchen 9.08 Ft x 8.33 Ft

Living room/Dining room 12.42 Ft x 19.50 Ft

Laundry room 3.17 Ft x 3.83 Ft

Storage 7.92 Ft x 4.33 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca