

**303, 10 Shawnee Hill SW**  
**Calgary, Alberta**

**MLS # A2320317**



**\$260,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	570 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 520
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Garage Door Control

Outstanding value in this high-quality concrete tower offering upscale finishes, an excellent opportunity for buyers. This floor plan features 570 sqft of well-designed living space with expansive East, North & South views. The kitchen is equipped with a premium appliance package, including a Fisher & Paykel stainless steel refrigerator, built-in microwave, 5-burner gas cooktop, stainless steel dishwasher, and a stacking washer and dryer. Elegant quartz countertops and a beautifully finished backsplash complete the modern kitchen design, complemented by generous cabinetry and storage throughout. Interior finishes include hardwood flooring, ceramic tile, and plush carpeting in the bedroom. Large windows provide abundant natural light and showcase the view while enhancing the open feel of the space. One titled underground parking stall and a 'x 7'x6' spacious titled storage locker are also included. Ideally situated in a highly convenient location with easy access to the Millrise LRT station + transit, this property allows you to leave the car behind and enjoy a simple commute downtown without living in the core. Lots of convenient underground parking is available for visitors. Close to shopping + easy access to the new Ring Road System. Only two blocks to all the walking paths + trails in Fish Creek Park.