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701, 10 Shawnee Hill SW
Calgary, Alberta

MLS # A2322383

$465,000

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	898 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	2	**Baths:**	2
Garage:	Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	$ 797
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Make Your Mark in Highbury - an exceptional sub-penthouse residence offering the perfect blend of modern convenience, concrete-building durability, and a serene, low-maintenance lifestyle. Perched high on the second-to-top floor, this immaculate two-bedroom, two-bathroom plus den corner unit stands out with an abundance of large windows. These windows are designed to maximize natural light throughout the day while framing breathtaking, expansive views that stretch from the lush greenery of Fish Creek Park all the way to the iconic Downtown Calgary skyline. The indoor living space connects seamlessly to a large corner balcony, offering a private, elevated outdoor oasis perfect for enjoying your morning coffee or evening sunsets against the backdrop of the city and park. The thoughtfully designed floor plan optimizes every square foot, transitioning seamlessly from a welcoming foyer into a modern kitchen complete with premium countertops, a stylish backsplash, sleek cabinetry, and a full appliance package. The open living and dining areas offer a highly versatile layout, perfect for quiet nights in or entertaining guests. The added flexibility of the dedicated den provides the ideal space for a quiet home office, tech space, or cozy reading nook. You will love the clean, bright feel of the interior, as the entire home has been recently painted in a timeless, neutral palette, making it completely move-in ready. Living here means enjoying the superior soundproofing, privacy, and peace of mind that only a premium concrete building can provide. The property also includes excellent practical features, featuring one secure, heated underground titled parking stall and a spacious titled storage locker to keep your seasonal gear organized. Situated in the highly desirable and peaceful neighborhood of Shawnee Slopes, the location is truly unbeatable. You are

just a short walk away from the Millrise C-Train station, making a daily commute downtown or exploring the rest of Calgary completely effortless. Nature lovers will rejoice being just two blocks from the extensive network of pathways and trails in Fish Creek Park. Plus, with shopping centres, restaurants, and the Ring Road system right around the corner, everything you need is right at your fingertips. Whether you are a working professional seeking an easy commute, a small family, or looking to downsize without compromising on space and quality, this turn-key property delivers a polished lifestyle in a location that has it all. Book your private viewing today and experience sub-penthouse living at its finest!

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