

203, 10 Shawnee Hill SW
Calgary, Alberta

MLS # A2164614



\$265,000

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	560 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Wardrobe in the bedroom

Conveniently located just steps from the Fish Creek C-Train station and minutes from Fish Creek Park, this apartment is ideal for outdoor enthusiasts who enjoy biking, hiking and more. With its quick access to the C-Train, this beautifully finished condo is perfect for anyone working downtown—no hassle, no parking fees. This property is also perfect for investors, first-time buyers, or students, with St. Mary's University just a 10-minute walk away. After entering, you'll be impressed with how well-maintained the unit is, featuring a spacious front entry closet and a newer washer and dryer (installed 4 years ago) behind the second door on the left. To the right, a sleek kitchen opens into a bright and airy living room. Thanks to expansive floor-to-ceiling windows and elevated ceilings, abundant natural light floods the space. Grab a morning coffee and enjoy the stunning views and beautiful sunrises from the comfort of your living room. Freshly painted last year in warm tones, the unit has a cozy, welcoming atmosphere. The bedroom features upgraded hardwood flooring (installed 4 years ago) along with a modern wardrobe and shelving, providing plenty of storage. After a long day, relax on the balcony, perfect for BBQs and enjoying the company of friends. Additional conveniences include heated underground parking and a storage locker. Shopping, restaurants and easy access to major transportation routes (MacLeod and Stoney Trail) make this awesome suite a must see —book your showing today!