



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 SHAWNEE Hill #803, Calgary T2Y 0K5**

MLS® #: **A2124248**

Area: **Shawnee Slopes**

Listing Date: **04/19/24**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,198**  
Low Sqft:  
Ttl Sqft: **1,198**

DOM

**30**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Penthouse**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garburator,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Steam Room**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 11`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 8`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 8`7"</b>	<b>Den</b>	<b>Main</b>	<b>12`2" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 11`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`3"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$998**

Title:  
**Fee Simple**

Zoning:  
**DC (pre 1P2007)**

Fee Freq:  
**Monthly**

Legal Desc: **0915321**

Remarks

Pub Rmks: **Wow! Stop and look at this fabulous Penthouse w/ a Hot Tub on your private rooftop patio, and you will be delighted by the unobstructed City views in Shawnee Slopes! | Sunny South-East unit Exposure | Featuring 2 Beds + Den, 2 Baths w/ 1,198 sq. ft. of living space | Gleaming Hardwood Flooring & 9' High Ceiling | High-end Appliances: Wolf Built-in Oven and Electric Cooktop, Faber Rangehood, Sub-Zero Built-in Fridge and Wine Fridge, Miele Built-in espresso machine | Quartz Countertops in the Kitchen & Bathrooms | French Door in Den | 2 Underground Parking Stalls & a Storage Room | \*\* Check Out Virtual 3D Tour \*\* | Open floor design with Gleaming Hardwood Flooring throughout the whole unit. South-East-facing Living Room with Floor-to-ceiling windows, sunlight shines around. You will love the fabulous City view! Throw a party at your Penthouse with a Hot Tub and gas hookup for BBQ. You can enjoy it on your own or with family privately, and have a relaxing moment in the Hot Tub after a long day's work! The Master Bedroom connects to a walk-through closet and a 4 pc Ensuite w/ a double vanity, steam shower, and linens organizers. The second Bedroom is good-sized. The Kitchen is well equipped with deluxe SS appliances and Quartz Countertops. A 3-way gas fireplace is between the Dining Room and the Living Room. There is plenty of storage space in the Laundry Room. 2 Underground parking stalls are included with a separate premium storage unit. Steps to C-train station and bus stops. Close to Fish Creek Provincial Park, supermarkets, and playgrounds. Easy access to Macleod Trail.**

Inclusions: **N/A**

Property Listed By: **Jessica Chan Real Estate & Management Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















