



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 SHAWNEE Hill #608, Calgary T2Y0K5**

MLS® #: **A2178416**

Area: **Shawnee Slopes**

Listing Date: **11/09/24**

List Price: **\$287,500**

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: **592**  
Low Sqft:  
Ttl Sqft: **592**

DOM

**12**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7' 11" x 5' 4"</b>	<b>Balcony</b>	<b>Main</b>	<b>9' 1" x 7' 10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10' 2" x 10' 1"</b>	<b>Foyer</b>	<b>Main</b>	<b>7' 9" x 3' 10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9' 1" x 8' 4"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>12' 5" x 19' 6"</b>
<b>Laundry</b>	<b>Main</b>	<b>3' 2" x 3' 10"</b>	<b>Storage</b>	<b>Main</b>	<b>7' 11" x 4' 4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$557**

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:	0915321	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>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 incredible opportunity. Don't miss your chance to make this beautiful condo in Highbury Tower your new home! Virtual tour available!</b></p>		
Inclusions: Property Listed By:	<p><b>Electric Fireplace, and TV/Wall Mount in LR Royal LePage Solutions</b></p>		

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





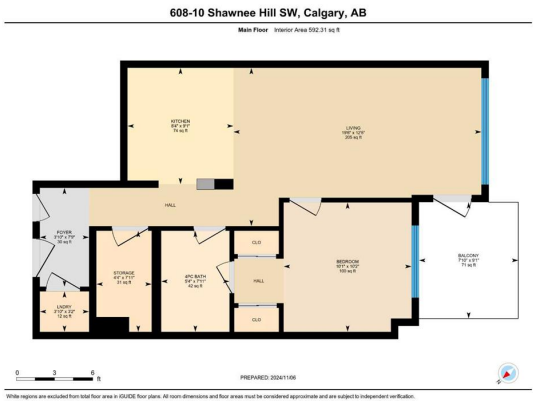
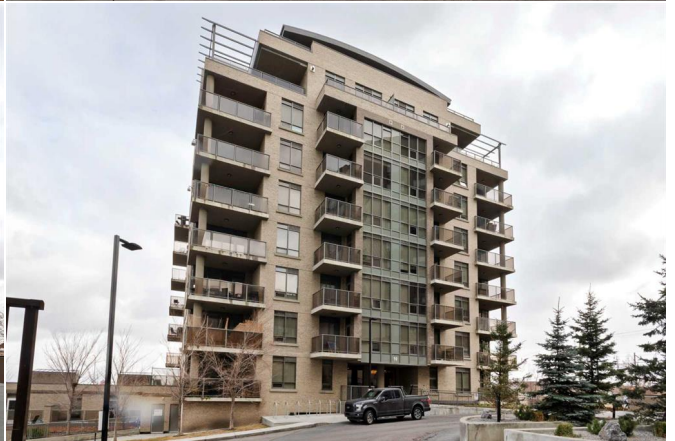
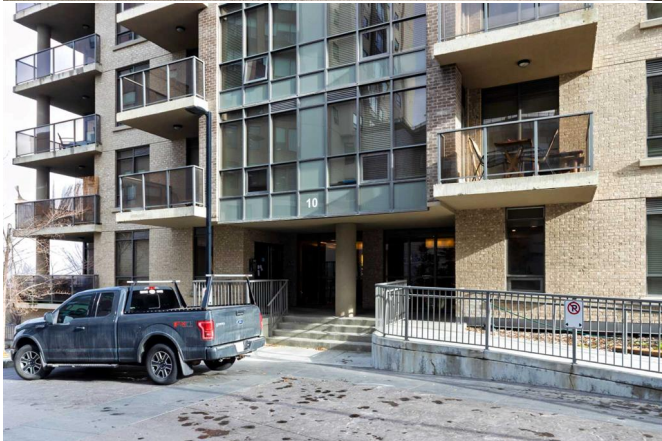












While regions are excluded from total floor area in CLAUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.