

**203, 10 Shawnee Hill SW**  
**Calgary, Alberta**

**MLS # A2164614**



**\$265,000**

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

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 518
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;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 &mdash;book your showing today!