

# \$265,000 - 203, 10 Shawnee Hill Sw, Calgary

MLS® #A2164614

## \$265,000

1 Bedroom, 1.00 Bathroom, 560 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

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!

Built in 2009

### Essential Information

MLS® #	A2164614
Price	\$265,000
Sold Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	560
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

### Community Information

Address	203, 10 Shawnee Hill Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0K5

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator,

	Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete

## Additional Information

Date Listed	September 13th, 2024
Date Sold	September 22nd, 2024
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	0.00

## Listing Details

Listing Office	Royal LePage Benchmark
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