106 10 Shawnee Hill SW

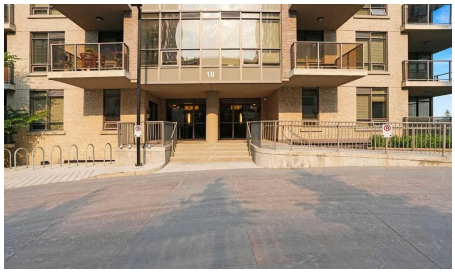
Calgary | Active | MLS® A2325331

$335,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2009**	**904.44 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to this beautifully maintained southwest corner residence offering 904 sq. ft. of thoughtfully designed living space, featuring 2 bedrooms, 2 bathrooms, and a versatile den. Located on the main floor of the prestigious Highbury Towers, this home provides the convenience of elevator-free access while showcasing upscale finishes throughout. Flooded with natural light from expansive floor-to-ceiling windows, the open concept layout is enhanced by rich hardwood flooring, central air conditioning, and seamless indoor-outdoor living. The chef-inspired kitchen is appointed with premium Fisher & Paykel stainless steel appliances, including a 5-burner gas range, double-drawer dishwasher, quartz countertops, abundant cabinetry, and an undermount sink.

The spacious living area opens onto a covered southwest-facing patio overlooking green space, creating the perfect place to enjoy your morning coffee or relax at the end of the day. The primary suite comfortably accommodates a king-sized bed and features a generous walk-in closet and an elegant spa-inspired ensuite. A second spacious bedroom, stylish full bathroom, and a flexible front den complete the interior.

Additional highlights include two titled underground parking stalls and a good size storage room. Pet-friendly building where cats are welcome, although dogs are not permitted. Perfectly situated just steps from Fish Creek-Lacombe LRT Station, you'll enjoy a quick commute to downtown along with easy access to parks, tennis courts, schools, restaurants, shops, and everyday amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325331
Bedrooms	2
Bathrooms	2
Year Built	2009
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	904.44 sq. ft.
Condo Fee:	$808.33
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Southeast
Unit Exposure:	Southwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0915321
Heating:	Fan Coil, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Metal

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shawnee Slopes
Amenities:	Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK
Main Floor	Bedroom · 9'10" × 9'9" ·
Main Floor	Den · 7'5" × 6'2" ·
Main Floor	Kitchen · 12'7" × 8'8" ·
Main Floor	Living Room · 13'5" × 11'9" ·
Main Floor	Bedroom - Primary · 12'2" × 11'2" ·
Main Floor	Balcony · 14'3" × 8' ·
Title to Land:	Fee Simple

Community Features:	Other, Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC (pre 1P2007)
Listed Date:	Jul 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/106-10-shawnee-hill-sw-calgary-a2325331/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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