

**1708, 888 4 Avenue SW  
Calgary, Alberta**

**MLS # A2265432**



**\$295,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 569 sq.ft.                         | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                   |                   |                 |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil                                                                                          | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Laminate                                                                                  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                                 | <b>Condo Fee:</b> | \$ 564          |
| <b>Basement:</b>   | -                                                                                                 | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stone                                                                            | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                 | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Built-in Features, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |                 |

**Inclusions:** Furniture Can be Negotiated & Included

Welcome to Solaire, one of downtown Calgary's most sought-after high-rises, offering refined urban living in the heart of the West End. This stylish 1-bedroom, 1-bathroom residence on the 17th floor captures sweeping city views through expansive floor-to-ceiling windows and features a spacious open-concept layout designed for modern living. The contemporary kitchen impresses with full-height espresso cabinetry, under-cabinet lighting, sleek granite countertops, a built-in pantry, a generous island with breakfast bar, and premium stainless steel appliances. The bright and inviting living area is anchored by a modern gas fireplace and provides ample space for dining beneath an elegant chandelier. The bedroom is a serene retreat, enhanced by upgraded carpeting, French doors, and matching wall-mounted chandeliers. The well-appointed bathroom showcases extended tile detailing, and a granite vanity. Additional highlights include engineered hardwood flooring, built-in closet organizers, central air conditioning, and an integrated in-ceiling audio system. This residence comes complete with a titled underground parking stall and an assigned storage locker. Solaire offers professional management, full-time concierge service and a fully equipped fitness centre. Perfectly positioned just steps from the Bow River pathways, Eau Claire Park, the LRT station, and a short stroll to Kensington, this exceptional home is ideal for first-time buyers or investors seeking a blend of luxury, style, and convenience. Contact your favourite Realtor to arrange a private viewing today.