



**GRASSROOTS**  
REALTY GROUP

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607, 888 4 Avenue SW  
Calgary, Alberta

MLS # A2247595



**\$495,000**

**Division:** Downtown Commercial Core

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** SOLAIRE

**Bus. Name:** -

**Size:** 1,318 sq.ft.

**Zoning:** DC 71Z2007

**Heating:** Central

**Floors:** -

**Roof:** -

**Exterior:** Concrete

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Downtown High Quality Office Condo now available within high quality Solaire Building  
Excellent Central location on the sunshine side of 4th Avenue and 8th Street SW

Highlights;

- Located within high quality building with commercial and residential units - Flexible extensive professional office buildout in excellent shape - Key features include, 10' ceilings, abundant natural light, nearby amenities and restaurants, modern upscale building, concierge service, security, fitness facility, car wash bay, titled double parking, storage locker, bike storage and parking rental pool. This exceptional, fully developed office condo is located within the Class A Solaire Building on the West end of 4th Avenue SW, 1 block from the Bow River and pathways. Suite is extensively developed with excellent finish schedule and efficient built ins. Large inviting reception area, 2 private corner offices, generous open office area, boardroom, copy storage room and a fully equipped staff kitchen. Suite offers a highly versatile layout that can be easily adapted to suit numerous business requirements, Its flexible design and improvements can significantly reduce buildout time and costs to streamline the transition.