



**GRASSROOTS**  
REALTY GROUP

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803, 888 4 Avenue SW  
Calgary, Alberta

MLS # A2289658



**\$424,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade		
<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>	\$ 1,025
<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>	Double Vanity, Granite Counters		

**Inclusions:** n/a

Completely renovated and truly move-in ready, this executive 2-bedroom residence offers unobstructed, panoramic views of the Bow River with the Rocky Mountains as a stunning backdrop in one of Calgary's most prestigious downtown locations. Perfectly positioned just steps from Eau Claire, Prince's Island Park, the Bow River Pathway, and the downtown core, this is refined urban living with exceptional walkability to premier dining, boutique shopping, and scenic green space. Designed with both sophistication and functionality in mind, the open-concept layout showcases sleek contemporary slab cabinetry, rich granite countertops, engineered hardwood flooring, elegant glass tile accents, and high-end finishes throughout. Expansive floor-to-ceiling commercial-grade windows flood the space with natural light while framing the breathtaking river and mountain vistas from nearly every angle. The living area is anchored by a striking gas fireplace with illuminated glass crystals, creating a warm yet modern focal point. Additional features include acoustic underlay for enhanced sound insulation and heated underground parking, ensuring year-round comfort and convenience. Residents of this highly sought-after building enjoy concierge services, a fully equipped fitness centre, and ample visitor parking, elevating everyday living to a luxury experience. Offering unparalleled views, premium upgrades, and an irreplaceable riverside location, this is a rare opportunity to own in one of Calgary's most coveted addresses. Book your private showing today.