



**GRASSROOTS**  
REALTY GROUP

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607, 888 4 Avenue SW  
Calgary, Alberta

MLS # A2298207



**\$449,000**

**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

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Refrigerator, dishwasher

Downtown Office Condo, Exceptional Owner user or Investment opportunity. Versatile Professional Suite with extensive buildout. Located within the prestigious Solaire building on the sunshine side of 4th Avenue & 8th Street SW. River and Park view looking north from boardroom. Turnkey modern buildout, 10' ceilings, abundant natural light and flexible layout. Upscale Amenities include : Concierge service, security, fitness facility, car wash bay, parkade storage, double titled parking stall, bike storage, and convenient rental parking pool. Surrounded by nearby upscale restaurants, retail, urban amenities, bike paths and public transportation. Suite is extensively developed with 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 accommodating flexible design and improvements will significantly streamline the transition.