



GRASSROOTS
REALTY GROUP

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1106, 888 4 Avenue SW
Calgary, Alberta

MLS # A2313027



\$265,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	662 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, French Door, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Wooden Kitchen Table, 2 chairs, Glass Coffee Table, TV (with remote) & TV bracket, Queen Bed Frame/Headboard, Queen Mattress, Nightstands (X2), Side Table Lamps (X2), Ikea Chest/Drawer Set, All art work on walls.

Welcome to "The Solaire" — where style, comfort and convenience come together in the heart of downtown Calgary. This chic and modern condo offers an open-concept layout that lives large with no wasted space, complemented by floor-to-ceiling windows that flood the home with natural light while showcasing beautiful city views. The functional kitchen features full-height cabinetry, stainless steel appliances and granite countertops, making everyday living and entertaining effortless. The inviting living room is anchored by a cozy gas fireplace and opens onto your private balcony complete with a gas hookup for BBQ season. The spacious bedroom offers walk-through double closets leading to a well-appointed 4-piece bathroom. This home also includes titled underground parking (#114), an assigned storage cage, concierge service, security, and access to the fully equipped fitness centre on the 3rd floor. Ideally located on the west side of downtown, you're just steps to the river pathways, the Peace Bridge, Kensington, Prince's Island Park, shopping, restaurants, nightlife, office towers and more. Whether you're a first-time buyer, investor or looking for the ultimate urban lifestyle, this is unbeatable value in one of Calgary's most walkable locations. Say yes to this address!