



GRASSROOTS
REALTY GROUP

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1404, 888 4 Avenue SW
Calgary, Alberta

MLS # A2332537



\$538,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,073 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,024
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Double Vanity, See Remarks, Walk-In Closet(s)		

Inclusions: see appliances

Exceptional executive residence at Solaire, offering refined urban living in one of Calgary's most desirable downtown-adjacent addresses. Floor to ceiling windows offer unobstructed views of the river, peace bridge, pathways, and west city. Gorgeous in the daytime and nighttime, and all year round. This beautifully appointed 2-bedroom, 2-bath corner suite on the 14th floor features over 1,073 sq. ft. of luxurious living space. Ideally situated downtown, a block from the pathways, on the edge of Eau Claire, so close to Kensington and the unit is perfectly situated in the building with no busy street or hallway noise. Walk to grocery, dinner, work. Bike, jog or relax in the park. Clean, safe, Titled parking with lots of visitor spaces too. Amazingly well managed building with First Service residential. New carpet and fresh paint, the residence showcases a clean contemporary aesthetic. The kitchen has granite countertops, high-end appliances, lots of cabinets for storage, and carefully selected finishes throughout. The desirable split-bedroom layout enhances privacy between the two bedrooms, while the primary suite offers a walk-in closet and elegant ensuite with dual sinks, a soaker tub, and a glass shower. The unit has insuite laundry which is an added convenience. A private balcony with a gas line perfect for your BBQ, and the unit has titled underground heated parking, and a storage locker on Level 3. Solaire residents enjoy a distinguished lifestyle with concierge service, secure bike storage, and a well-equipped fitness centre. Perfectly suited to the discerning professional or executive buyer, this exceptional condo offers low-maintenance luxury in a premier inner-city setting.