

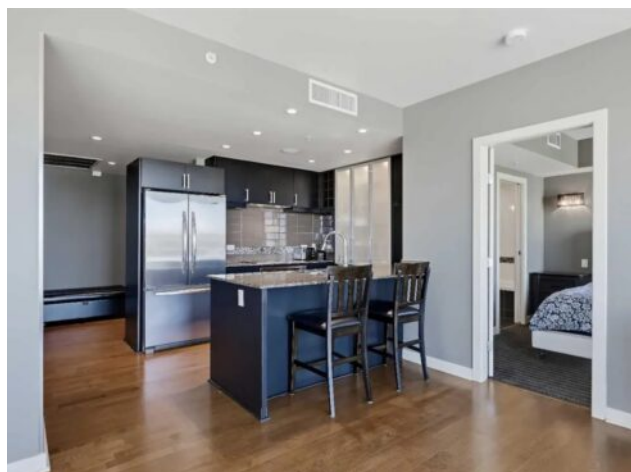


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1604, 888 4 Avenue SW
Calgary, Alberta

MLS # A2346313



\$524,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,054 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,024
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: See Remarks

2-BEDS, 2 BATH CORNER UNIT CONDO W/ PANORAMIC RIVER & CITY VIEWS. This upgraded corner 2-bed, 2-bath unit is located on one of the luxury upgraded "Bedouin Suites" floors in Solaire by LaCaille, showcasing high-end finishes not seen elsewhere in the building. Inside, an open concept plan boasts elevated ceilings and floor-to-ceiling windows throughout with engineered hardwood floors and modern gas fireplace. The designer kitchen features full-height European cabinetry with wall pantry and under-cabinet lighting, glass tile backsplash, granite countertops and breakfast bar seating. An upgraded 6-pc stainless steel appliance package includes a French door fridge with bottom freezer, built-in oven and lower microwave, as well as a glass cooktop. A modern crystal-display gas fireplace and wall-mounted TV feature wall enrich the bright living room. Floor to ceiling windows offer panoramic city and river views, and a glass patio door provides access to the large balcony with gas hookup. The primary bedroom features a custom walk-in closet and an upgraded 5-pc ensuite with dual sinks, granite counter tops, soaker tub and 10mm glass shower. The spacious second bedroom boasts convenient cheater access to the second 3-pc bathroom, as well as plenty of closet space. Specialty upgrades in this suite include customized window covering and lighting, built-in closet organizers, premium extended height bathroom tile, upgraded plush carpet in both bedrooms, full-height built in dressing mirror in the master suite, and a multi-room Audi-Visual package including ceiling and wall speakers, two wall mounted televisions, iPod dock and a receiver. The specialized thermostat works on a motion sensor and timer to automate the heating and cooling of the suite for maximum energy efficiency and eco-friendliness. Solaire is a concrete

high-rise, amenity-rich tower. Residents enjoy a full-time concierge, central AC, indoor parking and storage, extra visitor parking, bike storage and a spacious, fully equipped fitness facility. Perfectly located just around the corner to the LRT, on the doorstep of the Bow River park and pathway, and a short walk to Kensington and Eau Claire shops, services and restaurants and the Downtown core. ***VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING A FLOORPLAN AND VIRTUAL TOUR***