

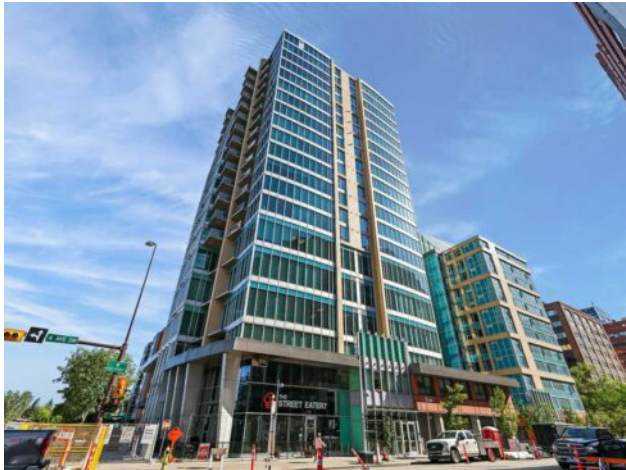


GRASSROOTS
REALTY GROUP

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607, 888 4 Avenue SW
Calgary, Alberta

MLS # A2247595



\$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

Floors: -

Roof: -

Exterior: Concrete

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Substantial Price Reduction, priced below appraised value, motivated Vendor, Quick Occupancy, vacant as of December 18, 2025. Downtown Office Condo, Exceptional Owner user or Investment opportunity. Versatile Professional Suite with extensive buildout in pristine condition. Located within the prestigious Solaire building on the sunshine side of 4th Avenue & 8th Street SW. Building is located along the 8th Street Revitalization zone. As announced by the City of Calgary this spring, 7 of 9 approved office to residential conversions are along the 8th Street SW corridor. Work on the \$30 million project commenced in May 2025 at the north end of the corridor, near the Bow River Pathway, and will run from 2 Avenue to 10 Avenue S.W. The multi-phase initiative will focus on enhancing accessibility and walkability for Calgarians and visitors alike, creating a vibrant and inclusive space to gather and connect, Highlights Include: Outstanding Central location within a secure mixed-use building. 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. Sur rounded by nearby upscale restaurants, retail, urban amenities, bike paths and public transportation. Suite is extensively developed with superior finish schedule and 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.

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