



**GRASSROOTS**  
REALTY GROUP

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1708, 888 4 Avenue SW  
Calgary, Alberta

MLS # A2265432



**\$270,000**

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Furniture Can be Negotiated & Included

Welcome to Solaire, one of downtown Calgary's most sought-after high-rises, offering refined urban living in the heart of the West End. This stylish 1-bedroom, 1-bathroom residence on the 17th floor captures sweeping city views through expansive floor-to-ceiling windows and features a spacious open-concept layout designed for modern living. The contemporary kitchen impresses with full-height espresso cabinetry, under-cabinet lighting, sleek granite countertops, a built-in pantry, a generous island with breakfast bar, and premium stainless steel appliances. The bright and inviting living area is anchored by a modern gas fireplace and provides ample space for dining beneath an elegant chandelier. The bedroom is a serene retreat, enhanced by upgraded carpeting, French doors, and matching wall-mounted chandeliers. The well-appointed bathroom showcases extended tile detailing, and a granite vanity. Additional highlights include engineered hardwood flooring, in-suite laundry, built-in closet organizers, central air conditioning, and an integrated in-ceiling audio system. This residence comes complete with a titled underground parking stall and an assigned storage locker. Solaire offers professional management, full-time concierge service and a fully equipped fitness centre. Perfectly positioned just steps from the Bow River pathways, Eau Claire Park, the LRT station, and a short stroll to Kensington, this exceptional home is ideal for first-time buyers or investors seeking a blend of luxury, style, and convenience. Contact your favourite Realtor to arrange a private viewing today.