



**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.