



1904, 888 4 Avenue SW
Calgary, Alberta

MLS # A2299922



\$550,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,044 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,024
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Patio BBQ, all window coverings, front door FOB, garage FOB, mailbox key,

EXECUTIVE CORNER UNIT WITH PANORAMIC BOW RIVER VIEWS! Welcome to this stunning corner unit boasting UNOBSTRUCTED, breathtaking 180 degree views of the Bow River, Nosehill Park, and the majestic mountains through expansive floor-to-ceiling windows. This North & East facing unit offering over 1,000 sq. ft. of elegant living space, this sophisticated condo is sure to impress from the moment you step inside. The chef's kitchen is thoughtfully designed with Granite countertops, warm wood cabinetry, stainless steel appliances & stylish tile backsplash. The spacious main living area features a cozy natural gas fireplace, a generous dining space, and a versatile flex area perfect for a home office or reading nook. The master bedroom offers brand new carpet and ample space to comfortably accommodate a king-sized bed plus additional furniture. The luxurious 5-piece ensuite bathroom includes a soaker tub, tiled walk-in shower, double vanity with granite countertops, and tile flooring. The second bedroom is equipped with a large Murphy bed (ideal for guests) and offers plenty of room for bedroom furnishings or additional office space. Step outside to a generous patio area perfect for outdoor dining and entertaining with a BBQ gas hookup & BBQ included. **ADDITIONAL FEATURES INCLUDE:** new carpet in the master bedroom and closet, NEWER luxury laminate floor throughout, fresh paint throughout, oversized titled parking stall, dedicated storage unit, central A/C, pet friendly policy, onsite fitness centre, and bike storage near your parking stall. The Solaire is a prestigious executive building offering premium amenities such as a fully equipped fitness centre, concierge services (including dry-cleaning coordination), lots of underground visitor parking, and secure bike storage within the parkade. Situated in an

unbeatable location, you are steps away from top dining destinations like Buchanan's and Alforno, the Street Eatery downstairs has globally inspired street food (rated 4.5 stars on Google reviews), the scenic Bow River Pathway, Peace Park with rentable picnic spots, and vibrant community events including the Calgary Folk Festival and summer food trucks. Enjoy an easy 9-minute bike ride to East Village, 3 minutes to Kensington, and a 15-minute walk (or 6-minute bike) to Stephen Avenue Walk. This executive property is truly a showstopper, perfectly blending luxury, location, and lifestyle.