



1708, 888 4 Avenue SW  
Calgary, Alberta

MLS # A2303437



**\$288,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	564 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 564
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Wired for Sound

**Inclusions:** ALL FURNITURE IN THE PROPERTY

Welcome to Solaire, one of downtown Calgary's most sought after high rise residences, ideally located in the vibrant Eau Claire and perfectly suited for young professionals, first time buyers, or investors seeking a refined urban lifestyle with long term upside. This freshly painted south facing 1 bedroom, 1 bathroom home on the 17th floor offers a bright, modern living space with sweeping city views through expansive floor to ceiling windows, creating an elevated downtown experience both day and night. The open concept layout is designed for both functionality and comfort, featuring engineered hardwood flooring and a spacious living area anchored by a contemporary gas fireplace, ideal for unwinding after work or hosting guests. The kitchen is thoughtfully designed with full height espresso cabinetry, granite countertops, under cabinet lighting, a built in pantry, a generous island with breakfast bar, and premium stainless steel appliances, offering both style and practicality for everyday living. The bedroom provides a quiet retreat with upgraded carpeting, French doors, and elegant wall mounted lighting, while the well appointed bathroom includes extended tile work and a granite vanity. Additional features such as in suite laundry, built in closet organizers, central air conditioning, and an in ceiling audio system enhance both comfort and convenience. This unit also includes a titled underground parking stall and an assigned storage locker, adding to its overall value and appeal. Solaire offers full service amenities including professional management, concierge service, and a fully equipped fitness centre, perfectly aligned with a lifestyle focused buyer who values convenience, security, and ease of living. From an investment perspective, this location is exceptionally strong, positioned in Calgary's core with consistent rental demand driven by nearby offices, transit access,

and lifestyle amenities. Just steps to the Bow River pathways, Eau Claire, the LRT station, and within walking distance to Kensington's shops, restaurants, and cafes, this property offers unmatched walkability and connectivity, making it highly attractive to both tenants and future buyers. Whether you are looking to secure your first home, reduce commute times, or add a well located asset to your portfolio, this is a smart opportunity to invest in one of Calgary's most established and desirable downtown communities.