

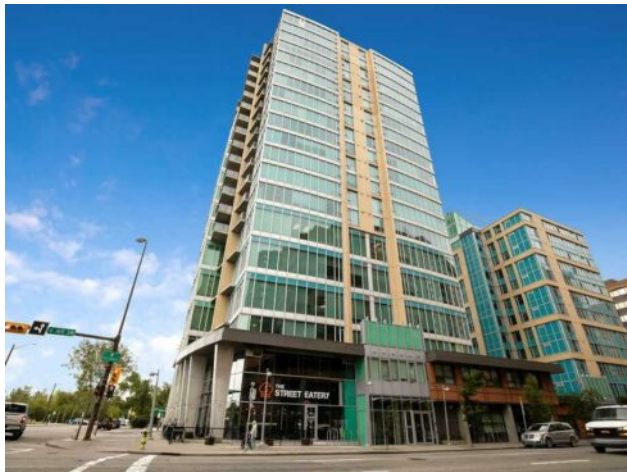


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

703, 888 4 Avenue SW
Calgary, Alberta

MLS # A2165456



\$539,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,062 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 994
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Chandelier, Double Vanity, Elevator, French Door, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, See Remarks, Walk-In Closet(s)

Inclusions: NA

Welcome to Unit 703 at Solaire, where luxury and fine living meet stunning downtown views. Situated on the 7th floor, this 2-bedroom, 2-bathroom condo offers breathtaking views to the north and west, including the Bow River. With 1062 sq. ft. of living space, this unit is sure to impress from the moment you enter. As you step into the spacious foyer, you'll be greeted by the modern, open-concept kitchen featuring high-end stainless steel appliances, granite countertops, and floor-to-ceiling cabinetry. The kitchen flows seamlessly into the wide-open living area, perfect for entertaining. The living room boasts a gas fireplace for cozy evenings and opens to your private balcony, where you can enjoy the cityscape with friends or unwind as the sun sets. One of the standout features of this unit is its versatility – the space is large enough for both a home office and a formal dining area. The primary bedroom is generously sized, complete with a luxurious ensuite bathroom that includes a soaker tub, stand-up shower, and a walk-in closet. The second bedroom offers plenty of space and flexibility – perfect as a guest room, home gym, or additional office. The second bathroom is a stylish 3-piece with a large walk-in shower. This full-service building is designed by Lacaile and comes with 24/7 front lobby concierge services, ensuring your safety and convenience. Additionally, the building features a fully equipped gym for all your fitness needs. Located in the heart of downtown, you'll have easy access to the Bow River pathways for leisurely walks and proximity to the best dining, shopping, and entertainment Calgary has to offer. This unit is a perfect blend of luxury, convenience, and lifestyle – don't wait! Book your private showing of Unit 703 today before it's gone!

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