



803, 888 4 Avenue SW  
Calgary, Alberta

MLS # A2170872



**\$549,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 1,054 sq.ft.                       | <b>Age:</b>   | 2010 (14 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parkade                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 944 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                 | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Granite Counters |                   |        |

**Inclusions:** n/a

Downtown Condo with Stunning Bow River & Mountain Views Step into this executive 2-bedroom condo that offers the best of urban living with panoramic views of the Bow River and the majestic mountains. Located just steps from Eau Claire, Prince’s Island Park, and the vibrant downtown core, this home puts you within walking distance of top-tier restaurants, shopping, and the scenic Bow River Pathway. Inside, the open-concept floor plan maximizes space and functionality, complemented by premium finishes throughout. Features include sleek modern slab cabinets, engineered hardwood floors, chic glass tile accents. Cozy up by the gas fireplace with its unique lit glass crystals, or enjoy the breathtaking views from floor-to-ceiling commercial-grade windows. The granite countertops, acoustic underlay for extra soundproofing, and heated underground parking ensure both style and comfort. Residents of this exclusive building enjoy concierge services, including dry cleaning pick-up, access to a well-equipped fitness center, and plenty of visitor parking for guests. This condo truly offers the ultimate in convenience, and it’s move-in ready! Condo comes "as-is, where-is". Don’t miss out—schedule your private showing today and experience downtown Calgary living at its finest!