



**GRASSROOTS**  
REALTY GROUP

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**707, 888 4 Avenue SW  
Calgary, Alberta**

**MLS # A2178777**



**\$489,000**

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

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 994
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Storage

**Inclusions:** None

Welcome to Unit 707 at Solaire, where luxury and fine living come together in this beautifully appointed condo. Situated on the 7th floor, this 2-bedroom, 2-bathroom unit offers 1,062 sq. ft. of thoughtfully designed living space. As you step into the spacious foyer, you'll be welcomed 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, ideal for entertaining guests. The living room boasts a cozy gas fireplace and opens to your private balcony, perfect for relaxing outdoors. 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 ample space and flexibility, making it ideal 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, designed by LaCaille, includes 24/7 front lobby concierge services, ensuring your safety and convenience. Additionally, residents enjoy access to a fully equipped gym for all fitness needs. Located in the heart of downtown, you'll have easy access to the Bow River pathways for leisurely walks and proximity to Calgary's best dining, shopping, and entertainment options. Experience the perfect blend of luxury, convenience, and lifestyle. Book your private showing of Unit 707 today!