



**GRASSROOTS**  
REALTY GROUP

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1706, 888 4 Avenue SW  
Calgary, Alberta

MLS # A2204379



**\$309,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	664 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** Dyson Vacuum, TV & Mount in Bedroom

Experience the best that Calgary has to offer in this upgraded 1 bed / 1 bath condo soaring high above Eau Claire's West End, w/ direct access to Prince's Island Park, the Bow River pathways, & the Peace Bridge. This 17th floor condo is located on Solaire's exclusive Bedouin Suites floor which includes executive hallway upgrades: lighting, in-ceiling speakers, wall feature, & a wider hallway. The unit itself offers contemporary luxury, including full-height European kitchen cabinets w/ under-cabinet lighting, a full-height pantry, granite counters & a breakfast bar, plus upgraded appliances (including Bosch oven & dishwasher). Open concept, this condo offers elevated ceilings, floor-to-ceiling windows, engineered hardwood floors, & a modern gas fireplace. French doors lead to the bedroom w/ walkthrough closet & cheater door access to the tiled 4-piece bathroom. For the tech savvy, there's an eco-friendly thermostat w/ motion sensor & timer, plus built-in ceiling speakers & a wall-mounted TV. Building features & amenities include: concrete construction, friendly concierge desk, stylish lobby w/ gas fireplace, & a state-of-the-art fitness facility. You are not only steps to the Bow River, but to local eateries, shopping, downtown businesses, Kensington, and more!