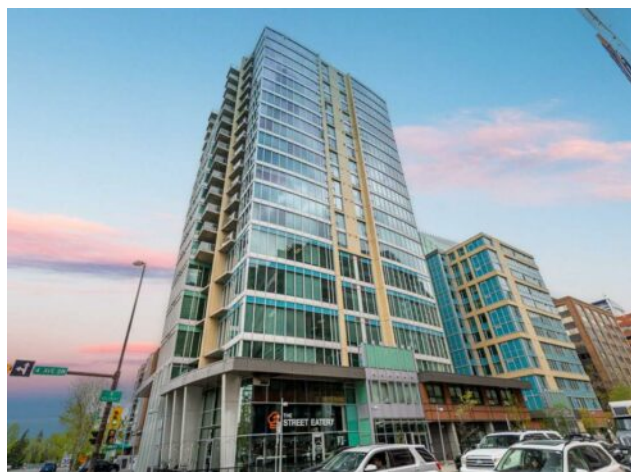


1707, 888 4 Avenue SW
Calgary, Alberta

MLS # A2222282



\$355,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	778 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 731
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wired for Sound		

Inclusions: N/A

Experience elevated urban living in this spacious 778 sq.ft. SE corner unit on the 17th floor of Solaire, featuring floor-to-ceiling windows, abundant south-facing natural light, and a private east-facing balcony with breathtaking downtown views. The open-concept layout boasts high ceilings, engineered hardwood floors, a sleek gas fireplace, and a modern kitchen with granite countertops, BOSCH stainless steel appliances, full-height espresso cabinetry, and a pantry. The primary bedroom offers French doors, a walkthrough closet, and a 4-piece bathroom with high-end finishes. Specialty upgrades include closet organizers, a 10mm frameless glass shower door, extended-height premium bathroom tile, upgraded carpet, and a full-height built-in dressing mirror. Additional features include titled underground parking, a spacious storage locker, and access to premium amenities such as a fully equipped fitness center and concierge service. Located just steps from the C-Train, Bow River pathways, Eau Claire, and the heart of downtown. Book your private showing today!