

**1908, 888 4 Avenue SW  
Calgary, Alberta**

**MLS # A2230988**



**\$529,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<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>	Membrane	<b>Condo Fee:</b>	\$ 1,025
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Now at an excellent adjusted-to-market price! \_\_\_\_\_A RARE OPPORTUNITY \_\_\_\_\_1,108 SQ.FT. OF LUXURY URBAN LIVING IN THE EXCLUSIVE SOLAIRE \_\_\_\_\_Welcome home to one of the best units in SOLAIRE.\_\_\_\_\_ From this bright spacious SW Corner Unit high up on the 19th floor, enjoy the panoramic vista westward. Soak up the views of the Bow River and the lush communities of NW Calgary, across 46 feet of floor-to-ceiling windows!\_\_\_\_\_ Nestled in the west end of downtown Calgary, SOLAIRE is only steps from the iconic Peace Bridge, Bow River, Princes Island, the famed Calgary River Pathway and the beloved Alforno Cafe, Buchanan's Chop House and the River Cafe. Enjoy the easy access east by foot or via C-train to the major office towers and all the fine dining and shopping in Eau Claire, Downtown Core, Chinatown and East Village. Stroll or bike northwest via 3 bridges across the river to the numerous restaurants and shops in the vibrant and eclectic community of Kensington.\_\_\_\_\_ Drive home into your comfortably-wide underground 'titled' parking space, pick up your parcel or food delivery from your friendly building concierge and ride up to your 19th floor air-conditioned abode-in-the-sky.\_\_\_\_\_ As you enter your unit, take in yet-once-again the stunning panoramic view, set against the spacious open-concept living space. It features high ceiling, engineered hardwood and a chic gas fireplace, offering creative flexibility in furniture placements. The west facing balcony is ideal for morning coffees or enjoying the sunset over the foothills and scenic River. The kitchen is well-equipped with full-height European kitchen cabinets, granite countertop and timeless Bosch stainless-steel appliances. In-unit washer and dryer offers convenience and time-saving ease.\_\_\_\_\_ The light-filled south-facing master bedroom comes with a

luxurious ensuite, including double vanity, soaker tub and a 10mm frameless glass shower, leading to good sized walk-in closet with closet organizers. The second bedroom with full west facing windows comes with a 3-pc ensuite, with oversized glass shower. Ideal for a home office or guest bedroom setup.\_\_\_\_ The 3rd floor well-equipped gym is ideal for strength training before your evening run along the Bow River.\_\_\_\_ Do come and enjoy fine urban living, at 1908 SOLAIRE.\_\_\_\_ Available for the first time in 8 years. Don't miss this rare ownership and investment opportunity.