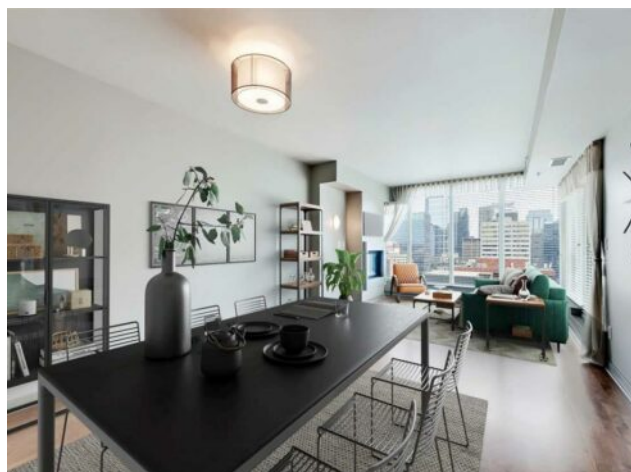


1706, 888 4 Avenue SW  
Calgary, Alberta

MLS # A2204379



\$309,000

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

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

**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!