

**1708, 888 4 Avenue SW  
 Calgary, Alberta**
**MLS # A2265432**

**\$285,000**
**Division:** Downtown Commercial Core

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 569 sq.ft.      **Age:** 2010 (16 yrs old)

**Beds:** 1      **Baths:** 1

**Garage:** Stall, Underground

**Lot Size:** -

**Lot Feat:** -

**Heating:** Fan Coil

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 564

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stone

**Zoning:** DC (pre 1P2007)

**Foundation:** -

**Utilities:** -

**Features:** Built-in Features, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** Furniture Can be Negotiated & Included

Welcome to Solaire, one of downtown Calgary's most sought-after high-rises, offering refined urban living in the heart of the West End. This stylish 1-bedroom, 1-bathroom residence on the 17th floor captures sweeping city views through expansive floor-to-ceiling windows and features a spacious open-concept layout designed for modern living. The contemporary kitchen impresses with full-height espresso cabinetry, under-cabinet lighting, sleek granite countertops, a built-in pantry, a generous island with breakfast bar, and premium stainless steel appliances. The bright and inviting living area is anchored by a modern gas fireplace and provides ample space for dining beneath an elegant chandelier. The bedroom is a serene retreat, enhanced by upgraded carpeting, French doors, and matching wall-mounted chandeliers. The well-appointed bathroom showcases extended tile detailing, and a granite vanity. Additional highlights include engineered hardwood flooring, built-in closet organizers, central air conditioning, and an integrated in-ceiling audio system. This residence comes complete with a titled underground parking stall and an assigned storage locker. Solaire offers professional management, full-time concierge service and a fully equipped fitness centre. Perfectly positioned just steps from the Bow River pathways, Eau Claire Park, the LRT station, and a short stroll to Kensington, this exceptional home is ideal for first-time buyers or investors seeking a blend of luxury, style, and convenience. Contact your favourite Realtor to arrange a private viewing today.