

803, 888 4 Avenue SW
Calgary, Alberta

MLS # A2289658



\$429,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,054 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,025
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters		

Inclusions: n/a

Completely renovated and move-in ready, this executive 2-bedroom condo offers breathtaking Bow River and Rocky Mountain views in one of downtown Calgary's most desirable locations. Situated just steps from Eau Claire, Prince's Island Park, the Bow River Pathway, and the vibrant downtown core, you'll enjoy unmatched walkability to premier restaurants, shopping, and green space. The open-concept layout is designed for both comfort and functionality, featuring sleek modern slab cabinetry, granite countertops, engineered hardwood flooring, chic glass tile accents, and premium finishes throughout. Floor-to-ceiling commercial-grade windows flood the space with natural light while showcasing the spectacular river and mountain views. A striking gas fireplace with illuminated glass crystals adds warmth and style to the living area. Additional highlights include acoustic underlay for enhanced soundproofing and heated underground parking for year-round convenience. Residents enjoy concierge services (including dry-cleaning coordination), a well-equipped fitness centre, and ample visitor parking. Offering exceptional value, unbeatable views, and a prime downtown location, this condo is truly urban living at its finest. Property sold as-is, where-is. Book your private showing today.