

**1406, 888 4 Avenue SW**  
**Calgary, Alberta**

**MLS # A2317151**



**\$279,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	666 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 658
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

**Inclusions:** Furniture is included - However negotiable

Welcome to Solaire, where modern downtown living meets comfort, convenience, and exceptional value. Perched on the 14th floor, this stylish **FULLY FURNISHED** turnkey condo is the ultimate opportunity for professionals, investors, or those seeking an effortless urban lifestyle. Inside, you'll find a modern open-concept design with floor-to-ceiling windows that fill the space with an abundance of natural light. Featuring **NEW** engineered hardwood flooring and modern finishes throughout, creating a fresh and sophisticated feel. The cozy fireplace adds warmth and character to the living area with easy access outside to your private balcony to enjoy your morning coffee. The spacious bedroom features elegant French doors, a walk-through closet, and a private ensuite with dual access for guests. Enjoy the convenience of in-suite laundry, a titled parking stall and a large private storage unit (located on the 3rd floor). Residents of Solaire benefit from premium amenities including a **FULLY EQUIPPED FITNESS CENTER**, concierge service and the convenience of a restaurant located right next door. Ideally situated in the heart of downtown, you're just steps from the scenic pathways of Eau Claire Park, the iconic Peace Bridge, and the beautiful Bow River. Whether you're walking, cycling, dining, or exploring Calgary's vibrant core, everything you need is within easy reach. Pet-friendly (with board approval and restrictions), this exceptional condo offers the perfect blend of urban lifestyle, modern comfort, and unbeatable location.