

1007, 888 4 Avenue SW  
Calgary, Alberta

MLS # A2256526



**\$439,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown West End                  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,060 sq.ft.                       | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Central   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 1,025 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Concrete, Stone  | <b>Zoning:</b>    | DC       |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks |                   |          |

**Inclusions:** Call listing agent

Welcome to this bright and spacious 2-bedroom, 2-bathroom CORNER unit in Solaire—one of downtown Calgary’s premier luxury residences. Thoughtfully designed, this layout offers two bedrooms on opposite sides of the unit, providing excellent privacy—ideal for families with a grown child or those in need of a separate guest space. The contemporary kitchen is a chef’s dream, featuring high-end European appliances, full-height cabinetry, and generous granite countertops. The open-concept living area is complemented by floor-to-ceiling windows, a cozy fireplace, and a well-sized dining area—perfect for entertaining or everyday comfort. Beyond the stylish interiors, the building’s amenities are designed to enhance your lifestyle. Enjoy secure underground parking with ample space, a car wash bay, a fully equipped fitness room, central air conditioning, and professional concierge service in a clean and welcoming lobby. Located just steps from Prince’s Island Park, the Bow River Pathway, and an array of downtown restaurants and cafés, this home offers the perfect balance of relaxation and vibrant urban living. Come and experience the comfort, convenience, and luxury of this exceptional residence—your new lifestyle awaits!