



THE
A-TEAM

**RE/MAX
FIRST**

888 4 Avenue #1108, Calgary T2P 0V2

MLS® #: **A2142021**

Area: **Downtown
Commercial Core**

Listing Date: **07/04/24**

List Price: **\$469,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **Calgary**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **1,067**
Low Sqft:
Ttl Sqft: **1,067**

DOM

74
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Concrete, Stone**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	10`6" x 6`4"	Living Room	Main	21`11" x 11`7"
Kitchen	Main	9`11" x 9`2"	Dining Room	Main	13`0" x 9`9"
Bedroom - Primary	Main	11`7" x 11`5"	Walk-In Closet	Main	5`7" x 5`3"
Bedroom	Main	10`0" x 9`9"	Laundry	Main	4`4" x 3`3"
5pc Ensuite bath	Main		3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$994

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **1011382**

Remarks

Pub Rmks: **Breathtaking River view from this West and South facing unit. You will love this stunning 2 bedroom, 2 bathroom condo on the 11th floor that offers a perfect blend of living space and beauty, just two blocks away from the beautiful Bow River. As you step inside, you'll be greeted by beautiful hardwood floors and wall-to-wall windows that fill the open floor plan with natural light. The modern kitchen boasts quartz countertops, stainless steel appliances, and ample cupboard space, making it a chef's delight. The large living room features an electric fireplace, perfect for cozy evenings, and opens up to a west facing balcony with breathtaking views of the Bow River. The balcony also comes equipped with a gas hookup, ideal for outdoor grilling and entertaining. For added convenience, this unit includes insuite laundry. The spacious primary bedroom is a true retreat, complete with a luxurious 5-piece ensuite. Indulge in the soaker tub, stand-up shower, dual sinks, and a walk-in closet that offers plenty of storage space. The second bedroom is generously sized, with large windows that provide plenty of natural light and has a 3 piece ensuite. This condo is perfect for downtown living, with easy access to transit, an array of restaurants, and the scenic Bow River, all within walking distance. Solaire features a well-equipped gym and this unit comes with a titled underground parking stall. Experience the best of urban living in this exceptional condo at Solaire.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







