



THE
A-TEAM

**RE/MAX
FIRST**

888 4 Avenue #1207, Calgary T2P 0V2

MLS® #: **A2153120**

Area: **Downtown
Commercial Core**

Listing Date: **08/08/24**

List Price: **\$459,000**

Status: **Pending**

County: **Calgary**

Change: **-\$6k, 04-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,060**
Low Sqft:
Ttl Sqft: **1,060**

DOM

41
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: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Fan Coil, Fireplace(s)**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Storage**

Construction: **Concrete**
Flooring: **Carpet, Tile, Wood**
Water Source:
Fnd/Bsmt:
Kitchen Appl: **Dishwasher, Electric Cooktop, Garage Control(s), Garburator, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Elevator**

Kitchen Appl:
Int Feat:
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`0" x 9`3"
Laundry	Main	4`4" x 3`3"
5pc Ensuite bath	Main	9`1" x 7`11"
Entrance	Main	10`6" x 6`4"
Bedroom	Main	10`0" x 9`9"

Room	Level	Dimensions
Living Room	Main	22`0" x 13`9"
Bedroom - Primary	Main	11`8" x 11`4"
Dining Room	Main	13`0" x 9`8"
Balcony	Main	9`0" x 7`0"
3pc Bathroom	Main	9`8" x 6`4"

Legal/Tax/Financial

Condo Fee:
\$994

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1011382**

Remarks

Pub Rmks: **Discover urban living at its finest in the heart of Eau Claire at the Solaire! This pristine, sun-drenched 2-bedroom corner unit offers stunning city views through floor-to-ceiling windows. The modern kitchen features European cabinetry, granite counters, and a premium appliance package. Enjoy the open concept floorplan, elevated ceilings, hardwood floors, and a cozy fireplace. With river paths, the business district, and shopping just minutes away, convenience is key. Building amenities include a concierge, fitness centre, underground parking, and central AC. Your downtown sanctuary awaits!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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







