



THE
A-TEAM

**RE/MAX
FIRST**

888 4 Avenue #1706, Calgary T2P 0V2

MLS® #: **A2157728**

Area: **Downtown
Commercial Core**

Listing Date: **08/15/24**

List Price: **\$342,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **664**
Low Sqft:
Ttl Sqft: **664**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

34
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Rubber**
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Elevator,Granite Counters,No Animal Home,No Smoking Home,Pantry,Recreation Facilities,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 12`3"	Kitchen	Main	12`4" x 8`9"
Dining Room	Main	8`10" x 8`6"	Bedroom - Primary	Main	10`2" x 9`4"
Walk-In Closet	Main	7`11" x 3`7"	Laundry	Main	3`7" x 3`3"
4pc Bathroom	Main	9`3" x 5`11"			

Legal/Tax/Financial

Condo Fee: \$640	Title: Fee Simple Fee Freq: Monthly	Zoning: DC (pre 1P2007)
Legal Desc:	1011382	

Remarks

Pub Rmks: **Experience the best that Calgary has to offer in this upgraded 1 bed / 1 bath condo soaring high above Eau Claire's West End, w/ direct access to Prince's Island Park, the Bow River pathways, & the Peace Bridge. This 17th floor condo is located on Solaire's exclusive Bedouin Suites floor which includes executive hallway upgrades: lighting, in-ceiling speakers, wall feature, & a wider hallway. The unit itself offers contemporary luxury, including full-height European kitchen cabinets w/ under-cabinet lighting, a full-height pantry, granite counters & a breakfast bar, plus upgraded appliances (including Bosch oven & dishwasher). Open concept, this condo offers elevated ceilings, floor-to-ceiling windows, engineered hardwood floors, & a modern gas fireplace. French doors lead to the bedroom w/ walkthrough closet & cheater door access to the tiled 4-piece bathroom. For the tech savvy, there's an eco-friendly thermostat w/ motion sensor & timer, plus built-in ceiling speakers & a wall-mounted TV. Building features & amenities include: concrete construction, friendly concierge desk, stylish lobby w/ gas fireplace, & a state-of-the-art fitness facility. You are not only steps to the Bow River, but to local eateries, shopping, downtown businesses, Kensington, and more!**

Inclusions:
Property Listed By: **Dyson Vacuum, Wall Mounted TV/Bracket (Bedroom)
eXp Realty**

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