



THE
A-TEAM

**RE/MAX
FIRST**

888 4 Avenue #703, Calgary T2P0V2

MLS® #: **A2165456**

Area: **Downtown
Commercial Core**

Listing Date: **09/12/24**

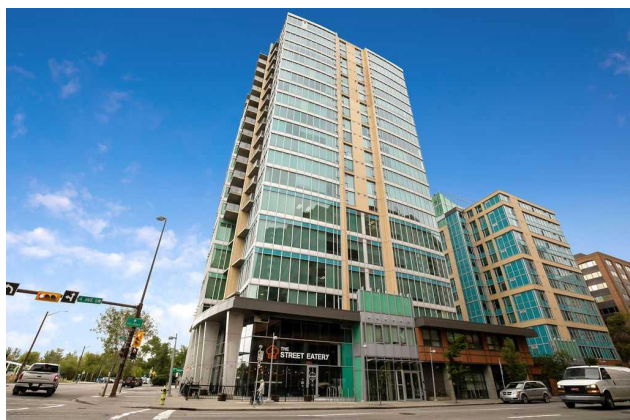
List Price: **\$559,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Parkade

Finished Floor Area

Abv Sqft: **1,062**
Low Sqft:
Ttl Sqft: **1,062**

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil,Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Chandelier,Double Vanity,Elevator,French Door,Granite Counters,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Recreation Facilities,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 10`6"	Kitchen	Main	8`3" x 10`0"
Dining Room	Main	8`10" x 13`0"	Living Room	Main	12`6" x 21`4"
Bedroom - Primary	Main	11`5" x 11`7"	Bedroom	Main	9`9" x 10`0"
Laundry	Main	3`3" x 4`5"	3pc Bathroom	Main	5`4" x 6`4"
5pc Ensuite bath	Main	7`11" x 9`2"			

Legal/Tax/Financial

Condo Fee:
\$994

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1011382**

Remarks

Pub Rmks: **Welcome to Unit 703 at Solaire, where luxury and fine living meet stunning downtown views. Situated on the 7th floor, this 2-bedroom, 2-bathroom condo offers breathtaking views to the north and west, including the Bow River. With 1062 sq. ft. of living space, this unit is sure to impress from the moment you enter. As you step into the spacious foyer, you'll be greeted by the modern, open-concept kitchen featuring high-end stainless steel appliances, granite countertops, and floor-to-ceiling cabinetry. The kitchen flows seamlessly into the wide-open living area, perfect for entertaining. The living room boasts a gas fireplace for cozy evenings and opens to your private balcony, where you can enjoy the cityscape with friends or unwind as the sun sets. One of the standout features of this unit is its versatility - the space is large enough for both a home office and a formal dining area. The primary bedroom is generously sized, complete with a luxurious ensuite bathroom that includes a soaker tub, stand-up shower, and a walk-in closet. The second bedroom offers plenty of space and flexibility—perfect as a guest room, home gym, or additional office. The second bathroom is a stylish 3-piece with a large walk-in shower. This full-service building is designed by Lacaile and comes with 24/7 front lobby concierge services, ensuring your safety and convenience. Additionally, the building features a fully equipped gym for all your fitness needs. Located in the heart of downtown, you'll have easy access to the Bow River pathways for leisurely walks and proximity to the best dining, shopping, and entertainment Calgary has to offer. This unit is a perfect blend of luxury, convenience, and lifestyle—don't wait! Book your private showing of Unit 703 today before it's gone!**

Inclusions: **NA**
Property Listed By: **Royal LePage Benchmark**

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

