



THE A-TEAM

RE/MAX FIRST

888 4 Avenue #1108, Calgary T2P 0V2

MLS® #: A2176305 Area: Downtown Commercial Core Listing: 11/02/24 List Price: \$464,000
Status: Active County: Calgary Date: Change: None Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Titled, Underground

Finished Floor Area

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

DOM

2

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
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Foyer, Kitchen, Bedroom - Primary, Bedroom, 5pc Ensuite bath, Living Room, Dining Room, Walk-In Closet, Laundry, 3pc Bathroom.

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







