



THE
A-TEAM

**RE/MAX
FIRST**

888 4 Avenue #707, Calgary T2P 0V2

MLS® #: **A2178777**

Area: **Downtown
Commercial Core**

Listing **11/13/24**

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$16k, 05-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

80
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**

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Disposal,Electric Oven,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,Double Vanity,Elevator,French Door,Granite Counters,No Smoking Home,Open Floorplan,Recreation Facilities,See Remarks,Storage**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|---------------------|--------------|----------------------|
| 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

Legal Desc: **1011382**

Remarks

Pub Rmks: **Welcome to Unit 707 at Solaire, where luxury and fine living come together in this beautifully appointed condo. Situated on the 7th floor, this 2-bedroom, 2-bathroom unit offers 1,062 sq. ft. of thoughtfully designed living space. As you step into the spacious foyer, you'll be welcomed 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, ideal for entertaining guests. The living room boasts a cozy gas fireplace and opens to your private balcony, perfect for relaxing outdoors. 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 ample space and flexibility, making it ideal 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, designed by LaCaille, includes 24/7 front lobby concierge services, ensuring your safety and convenience. Additionally, residents enjoy access to a fully equipped gym for all fitness needs. Located in the heart of downtown, you'll have easy access to the Bow River pathways for leisurely walks and proximity to Calgary's best dining, shopping, and entertainment options. Experience the perfect blend of luxury, convenience, and lifestyle. Book your private showing of Unit 707 today!**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

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





