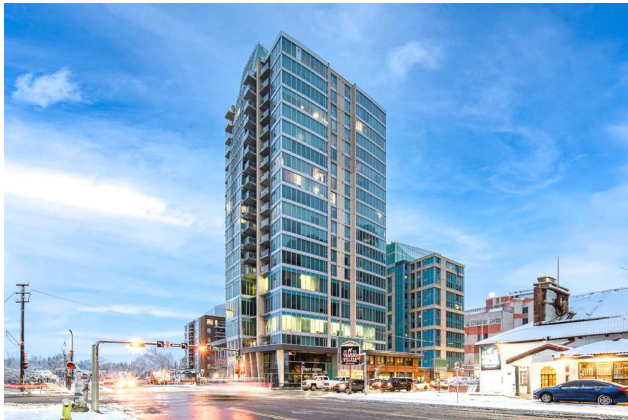


888 4 Avenue #805, Calgary T2P 0V2

MLS®#: **A2179820** Area: **Downtown Commercial Core** Listing Date: **11/23/24** List Price: **\$319,000**
 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:

Finished Floor Area
 Abv Sqft: **662**
 Low Sqft:
 Ttl Sqft: **662**

DOM

60
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete,Glass,Metal Frame**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 14`1"	Kitchen With Eating Area	Main	14`0" x 8`11"
Laundry	Main	3`7" x 3`3"	Bedroom - Primary	Main	10`2" x 9`4"
4pc Bathroom	Main	5`11" x 9`3"	Balcony	Main	8`11" x 8`3"
Entrance	Main	9`1" x 5`0"	Dining Room	Main	13`3" x 12`4"

Legal/Tax/Financial

Condo Fee: **\$640** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1011382**

Remarks

Pub Rmks: **Welcome to Unit 805 at 888 4 Ave SW in the Prestigious Solaire Building, Downtown Calgary! This elegant and modern 1-bedroom, 1-bathroom apartment offers the perfect blend of luxury and urban convenience. Nestled in one of Calgary's most sought-after addresses, this property invites you to experience upscale city living at its finest. Step Inside immerse yourself in the contemporary charm of this thoughtfully designed home. The open-concept living area is bathed in natural light, creating a warm and inviting atmosphere ideal for relaxation or entertaining. The gourmet kitchen is a standout feature, boasting premium appliances, granite countertops, and sleek cabinetry—a true delight for any cooking enthusiast. The spacious bedroom offers a peaceful escape with plush carpeting and ample closet space. The full bathroom complements this haven, featuring upscale fixtures, a luxurious soaking tub, and chic finishes. Living in Solaire means enjoying a lifestyle of unparalleled comfort and convenience. Take advantage of the state-of-the-art fitness center, unwind in the sophisticated lounge, or soak in panoramic city views from the rooftop terrace. Situated in the heart of downtown Calgary, this location puts you at the center of it all. Indulge in world-class dining, boutique shopping, and vibrant entertainment—all just steps from your door. With convenient access to public transit, major roadways, and the city's top attractions, everything you need is within reach. Don't miss this opportunity to make Unit 805 at Solaire your new home. Experience the ultimate in luxurious urban living!**

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

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



