

# \$295,000 - 1708, 888 4 Avenue Sw, Calgary

MLS® #A2265432

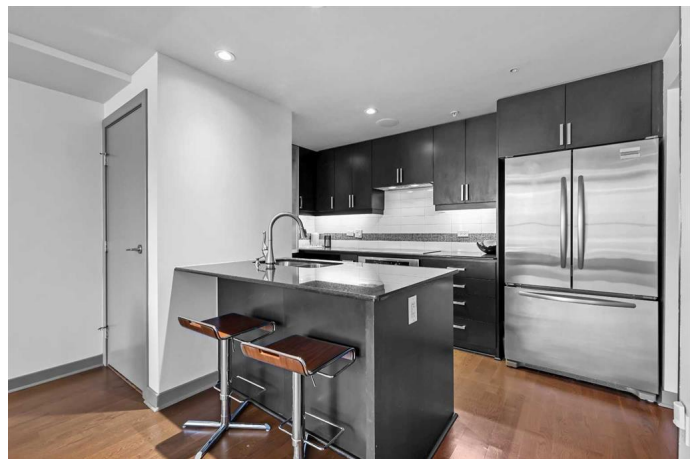
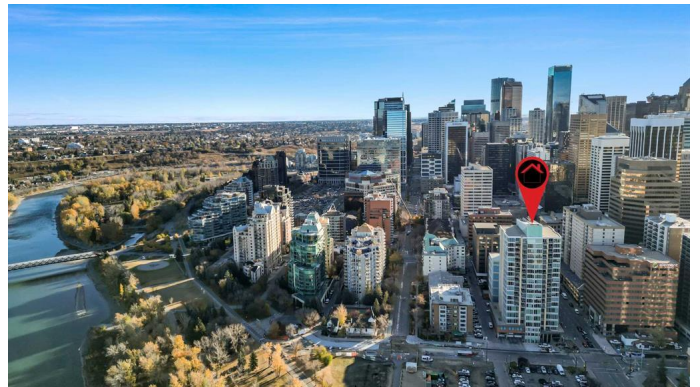
## \$295,000

1 Bedroom, 1.00 Bathroom, 569 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Welcome to Solaire, one of downtown Calgary's most sought-after high-rises, offering refined urban living in the heart of the West End. This stylish 1-bedroom, 1-bathroom residence on the 17th floor captures sweeping city views through expansive floor-to-ceiling windows and features a spacious open-concept layout designed for modern living. The contemporary kitchen impresses with full-height espresso cabinetry, under-cabinet lighting, sleek granite countertops, a built-in pantry, a generous island with breakfast bar, and premium stainless steel appliances. The bright and inviting living area is anchored by a modern gas fireplace and provides ample space for dining beneath an elegant chandelier. The bedroom is a serene retreat, enhanced by upgraded carpeting, French doors, and matching wall-mounted chandeliers. The well-appointed bathroom showcases extended tile detailing, and a granite vanity. Additional highlights include engineered hardwood flooring, built-in closet organizers, central air conditioning, and an integrated in-ceiling audio system. This residence comes complete with a titled underground parking stall and an assigned storage locker. Solaire offers professional management, full-time concierge service and a fully equipped fitness centre. Perfectly positioned just steps from the Bow River pathways, Eau Claire Park, the LRT station, and a short stroll to Kensington, this exceptional home is ideal for first-time buyers



or investors seeking a blend of luxury, style, and convenience. Contact your favourite Realtor to arrange a private viewing today.

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2265432          |
| Price          | \$295,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 569               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1708, 888 4 Avenue Sw    |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P 0K4                  |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Garbage Chute, Trash, Visitor Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Stall, Underground                                                 |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan                        |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fan Coil                                                                                                                 |

|                 |             |
|-----------------|-------------|
| Cooling         | Central Air |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Gas         |
| # of Stories    | 21          |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Construction      | Brick, Concrete, Stone |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 15                 |
| Zoning         | DC (pre 1P2007)    |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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