

# \$535,000 - 1807, 888 4 Avenue Sw, Calgary

MLS® #A2208383

## \$535,000

2 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Fantastic opportunity to own a spacious turnkey 18th floor CORNER UNIT in a well-managed building, just one block from EAU CLAIRE and steps to the Bow River pathway. Offering 1,087 sq. ft. of living space with 2 ensuite bedrooms, this prestigious higher floor condo provides a downtown Calgary backdrop day and night, complemented with views of the beautiful Bow River and magnificent Rocky Mountains. \*\*\* This well-designed unit features a spacious and private front entry with a coat closet and large laundry closet with ample storage. Walking through into the open concept living space, you are greeted with wall-to-wall windows and elegant architectural columns that subtly create distinct zones for living, dining, and home office or reading nook. The generous kitchen is equipped with Bosch stainless steel appliances, granite countertops, and pantry-style cabinetry. The living room is anchored by a cozy gas fireplace, while the dining area provides plenty of space for entertaining. Step out onto your private balcony, complete with a gas line for BBQ, a perfect place to relax on a summer evening. The primary bedroom includes a luxurious ensuite bathroom with double vanity, soaker tub, separate shower, and a walk-in closet. The second bedroom, with charming French doors, connects to a cheater ensuite bathroom with an oversized shower, perfect for guest or roommates. This unit is completed with an underground



## TITLED PARKING STALL AND STORAGE LOCKER.

Residents of Solaire enjoy central air-conditioning, visitor parking, access to a fully equipped fitness centre, and the convenience of a concierge service.

The central location means you can walk to your downtown office in minutes, explore the shops and restaurants in Kensington just across the 10th Street bridge, and enjoy the many benefits of inner-city living. This west end of the downtown commercial core is also undergoing a transformation from office towers to condos, making this a great time to buy.

This property is priced to sell and offers exceptional value with quality finishes—ideal for investors or homeowners looking for a spacious, move-in-ready condo.

Book your viewing today and see why this could be a smart move for you.

Built in 2010

### Essential Information

MLS® #	A2208383
Price	\$535,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1807, 888 4 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2P 0V2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Double Vanity, French Door, Granite Counters, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	21

### Exterior

Exterior Features	Balcony, Storage
Roof	Membrane
Construction	Brick, Concrete, Glass, Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	34
Zoning	DC

### Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.