

**1602, 888 4 Avenue SW**  
**Calgary, Alberta**

**MLS # A2308034**



**\$300,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	665 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 682
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, French Door, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

Welcome to Solaire, where elevated design meets an unbeatable Eau Claire lifestyle. Perched on the 16th floor, this beautifully upgraded 1 bedroom, 1 bathroom residence offers a refined, boutique luxury feel the moment you step inside. Floor to ceiling WINDOWS flood the space with natural light, creating a bright and open atmosphere that feels both modern and inviting, while showcasing uninterrupted west facing views. The thoughtfully designed layout seamlessly connects the kitchen, dining, and living areas, perfect for entertaining guests or enjoying a quiet night in. The kitchen is finished with high end cabinetry, sleek surfaces, and premium Bosch appliances, delivering both performance and a clean, sophisticated aesthetic. The living area is anchored by a cozy GAS FIREPLACE, adding warmth and ambiance, making it the perfect place to unwind while taking in the incredible views. The bedroom is a true retreat, featuring elegant glass French doors that enhance the open feel while still offering privacy, along with a walk through closet that leads into a well appointed full bathroom. Every detail has been carefully considered to maximize both comfort and flow. What truly sets this home apart are the west facing views, offering breathtaking sunsets over the MOUNTAINS and the BOW RIVER, a rare combination that brings a sense of calm and escape right into your everyday life. This unit also includes UNDERGROUND TITLED PARKING, adding everyday convenience and long term value in a premier downtown location. Step outside and you're immediately connected to everything that makes Eau Claire one of Calgary's most desirable communities, from the Bow River pathways and green spaces to local cafes, boutique shops, and some of the city's best restaurants, all just moments from your front door. Whether you're a

professional looking for a polished downtown residence, an investor seeking a premium rental in a high demand location, or someone who simply values lifestyle and convenience, this is a rare opportunity to own a standout unit in one of the city's most sought after buildings. Opportunities like this, with this level of finish, view, and location, rarely come to market at this price point.