



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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1606, 888 4 Avenue SW
Calgary, Alberta

MLS # A2245901



\$319,900

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	TV's x 2, Sound System, all furniture and items in the condo		

Luxury Living with Unmatched City Views & FULLY FURNISHED & MOVE IN READY!! Welcome to Solaire, one of Calgary's premier addresses in the sought-after West End. Perched high on the 16th floor, this stunning SE corner unit offers unobstructed panoramic views of the downtown skyline through dramatic floor-to-ceiling windows. This beautifully designed, fully furnished one-bedroom condo is the perfect TURNKEY opportunity—ideal for anyone looking for a stylish MOVE-IN READY home or a high-end INVESTMENT PROPERTY!! Inside, you'll find a sleek, open-concept layout featuring engineered HARDWOOD floors, a modern GAS fireplace, and elevated ceilings that create a BRIGHT and airy feel throughout. The kitchen is a showstopper with full-height espresso-stained cabinetry, under-cabinet lighting, GRANITE countertops, a breakfast bar, and a premium 6-piece stainless steel appliance package. French doors lead you into the spacious bedroom, complete with a walk-through closet and direct access to the spa-inspired 4 piece bathroom. Thoughtful UPGRADES include custom window coverings, designer lighting, premium carpet, upgraded tile, a 10mm glass shower door, a full-height dressing mirror, an eco-friendly thermostat with motion sensor, and a built-in AV package with speakers, two wall-mounted TVs, and an iPod dock. WOW!! This property also comes with a TITLED UNDERGROUND parking stall & large underground storage unit! Solaire offers TOP-TIER AMENITIES including a full-time CONCIERGE, on-site resident manager, fully equipped fitness centre, and central AC. All furnishings are INCLUDED, making this condo the ultimate move-in ready residence or turnkey investment. Just steps to the river pathways, LRT, and downtown core—this is luxury urban living at its finest!!