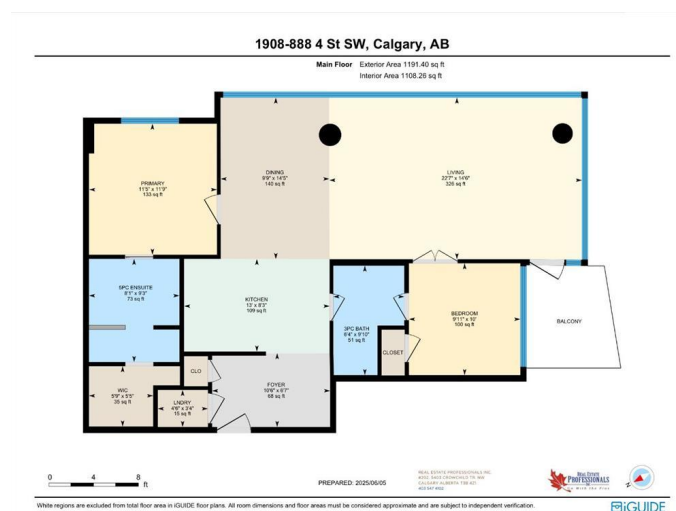




As you enter your unit, take in yet-once-again the stunning panoramic view, set against the spacious open-concept living space. It features high ceiling, engineered hardwood and a chic gas fireplace, offering creative flexibility in furniture placements. The west facing balcony is ideal for morning coffees or enjoying the sunset over the foothills and scenic River. The kitchen is well-equipped with full-height European kitchen cabinets, granite countertop and timeless Bosch stainless-steel appliances. In-unit washer and dryer offers convenience and time-saving ease.\_\_\_\_

The light-filled south-facing master bedroom comes with a luxurious ensuite, including double vanity, soaker tub and a 10mm frameless glass shower, leading to good sized walk-in closet with closet organizers. The second bedroom with full west facing windows comes with a 3-pc ensuite, with oversized glass shower. Ideal for a home office or guest bedroom setup.\_\_\_\_

The 3rd floor well-equipped gym is ideal for strength training before your evening run along the Bow River.\_\_\_\_\_

Do come and enjoy fine urban living, at 1908 SOLAIRE.\_\_\_\_\_

Available for the first time in 8 years. Donâ€™t miss this rare ownership and investment opportunity.

Built in 2010

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2230988  |
| Price     | \$569,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,108             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1908, 888 4 Avenue Sw    |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P 0V2                  |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Bicycle Storage                                      |
| Parking Spaces | 1                                                    |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground |
| Waterfront     | River Access                                         |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked                                    |
| Heating           | Fan Coil                                                                                                                                |
| Cooling           | Central Air                                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                                                        |
| # of Stories      | 21                                                                                                                                      |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Roof              | Membrane               |
| Construction      | Brick, Concrete, Stone |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 4               |
| Zoning         | DC (pre 1P2007) |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.