

# \$495,000 - 607, 888 4 Avenue Sw, Calgary

MLS® #A2247595

**\$495,000**

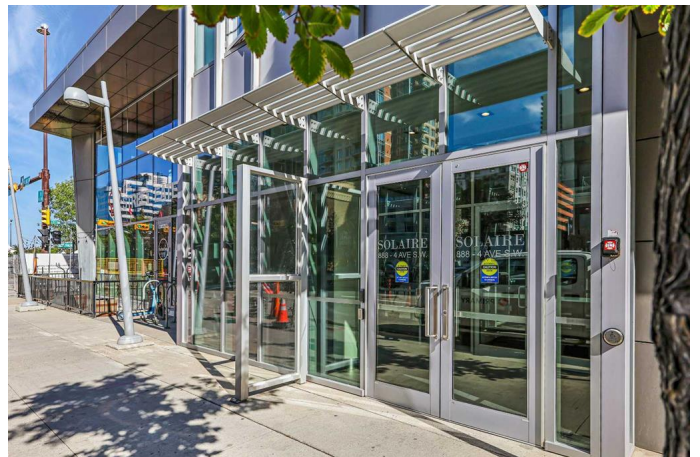
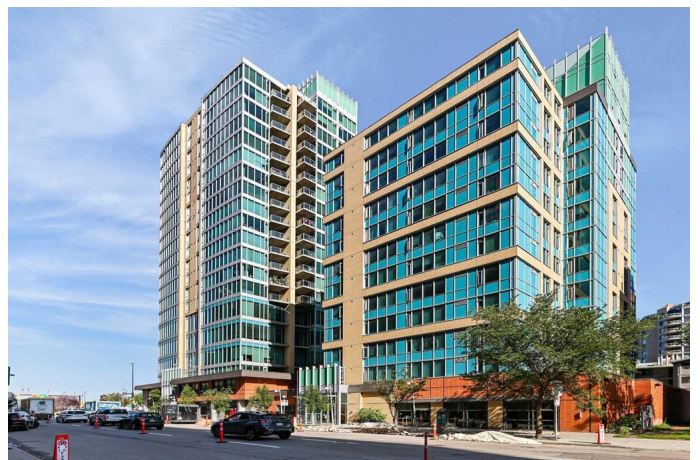
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Downtown High Quality Office Condo now  
available within high quality Solaire Building  
Highlights;  
Excellent Central location on the sunshine side  
of 4th Avenue and 8th Street SW

- Located within high quality building with commercial and residential units
- Flexible extensive professional office buildout in excellent shape
- Key features include, 10'™ ceilings, abundant natural light, nearby amenities and restaurants, modern upscale building, concierge service, security, fitness facility, car wash bay, titled double parking, storage locker, bike storage and parking rental pool.

This exceptional, fully developed office condo is located within the Class A Solaire Building on the West end of 4th Avenue SW, 1 block from the Bow River and pathways. Suite is extensively developed with excellent finish schedule and efficient built ins. Large inviting reception area, 2 private corner offices, generous open office area, boardroom, copy storage room and a fully equipped staff kitchen. Suite offers a highly versatile layout that can be easily adapted to suit numerous business requirements, Its flexible design and improvements can significantly reduce buildout time and costs to streamline the transition.



Built in 2010

Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2247595   |
| Price      | \$495,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2010       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 607, 888 4 Avenue Sw     |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P0V2                   |

Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

Interior

|         |             |
|---------|-------------|
| Heating | Central     |
| Cooling | Central Air |

Exterior

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 76                |
| Zoning         | DC 71Z2007        |

Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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