1604 888 4 Avenue SW

Calgary | Active | MLS® A2346313

$499,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2010**	**1,054.34 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

PANORAMIC RIVER VIEWS, 2-BEDS, 2 BATH CORNER UNIT CONDO. This upgraded corner 2-bed, 2-bath unit is located on one of the luxury upgraded “Bedouin Suites” floors in Solaire by LaCaille, showcasing high-end finishes not seen elsewhere in the building. Inside, an open concept plan boasts elevated ceilings and floor-to-ceiling windows throughout with engineered hardwood floors and modern gas fireplace. The designer kitchen features full-height European cabinetry with wall pantry and under-cabinet lighting, glass tile backsplash, granite countertops and breakfast bar seating. An upgraded 6-pc stainless steel appliance package includes a French door fridge with bottom freezer, built-in oven and lower microwave, as well as a glass cooktop. A modern crystal-display gas fireplace and wall-mounted TV feature wall enrich the bright living room. Floor to ceiling windows offer panoramic city and river views, and a glass patio door provides access to the large balcony with gas hookup. The primary bedroom features a custom walk-in closet and an upgraded 5-pc ensuite with dual sinks, granite counter tops, soaker tub and 10mm glass shower. The spacious second bedroom boasts convenient cheater access to the second 3-pc bathroom, as well as plenty of closet space. Specialty upgrades in this suite include customized window covering and lighting, built-in closet organizers, premium extended height bathroom tile, upgraded plush carpet in both bedrooms, full-height built in dressing mirror in the master suite, and a multi-room Audi-Visual package including ceiling and wall speakers, two wall mounted televisions, iPod dock and a receiver. The specialized thermostat works on a motion sensor and timer to automate the heating and cooling of the suite for maximum energy efficiency and eco-friendliness. Solaire is a concrete high-rise, amenity-rich tower. Residents enjoy a full-time concierge, central AC, indoor parking and storage, extra visitor parking, bike storage and a spacious, fully equipped fitness facility. Perfectly located just around the corner to the LRT, on the doorstep of the Bow River park and pathway, and a short walk to Kensington and Eau Claire shops, services and restaurants and the Downtown core. *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING A FLOORPLAN AND VIRTUAL TOUR*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346313
Bedrooms	2
Bathrooms	2
Year Built	2010
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,054.34 sq. ft.
Condo Fee:	$1,024.08
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security Personnel, Sewer, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	16
Stories Total:	21
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1011382
Heating:	Fan Coil
New Constr.:	No

Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Solaire
Community:	Downtown Commercial Core
Amenities:	Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	See Remarks
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 14'6" × 13'6" ·
Main Floor	Kitchen · 9'10" × 9'3" ·
Main Floor	Dining Room · 8'5" × 7'10" ·
Main Floor	Den · 9'3" × 8'7" ·

Main Floor	Bedroom - Primary · 11'6" × 10'10" ·
Main Floor	Bedroom · 9'9" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Soaking Tub, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1604-888-4-avenue-sw-calgary-a2346313/

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