

# \$415,000 - 803, 888 4 Avenue Sw, Calgary

MLS® #A2247812

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

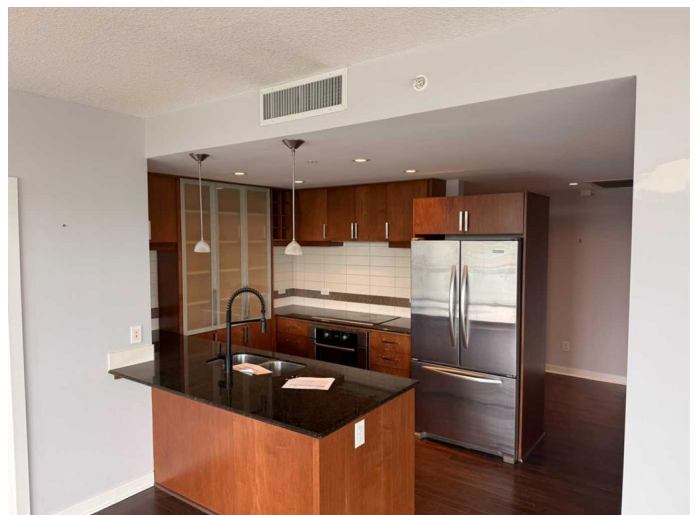
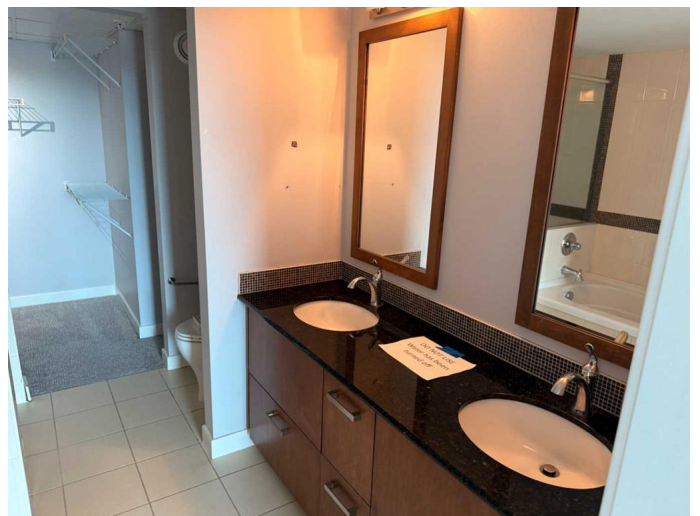
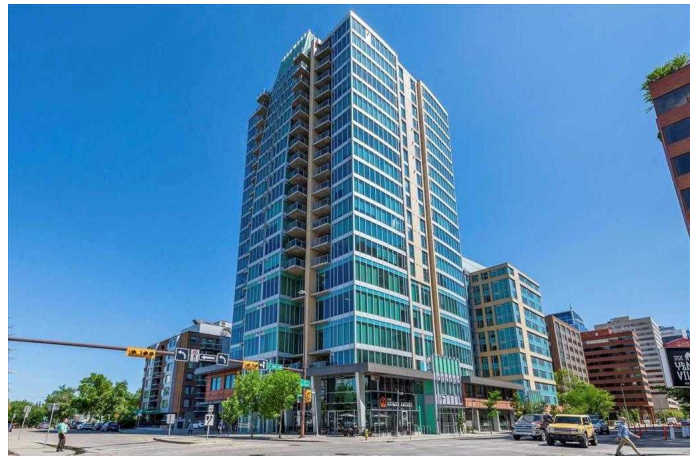
**\*Open house August 16 11:30am to 12:30pm\***

**Downtown Condo with Stunning Bow River & Mountain Views** Step into this executive 2-bedroom condo that offers the best of urban living with panoramic views of the Bow River and the majestic mountains. Located just steps from Eau Claire, Princeâ€™s Island Park, and the vibrant downtown core, this home puts you within walking distance of top-tier restaurants, shopping, and the scenic Bow River Pathway.

Inside, the open-concept floor plan maximizes space and functionality, complemented by premium finishes throughout. Features include sleek modern slab cabinets, engineered hardwood floors, chic glass tile accents. Cozy up by the gas fireplace with its unique lit glass crystals, or enjoy the breathtaking views from floor-to-ceiling commercial-grade windows. The granite countertops, acoustic underlay for extra soundproofing, and heated underground parking ensure both style and comfort.

Residents of this exclusive building enjoy concierge services, including dry cleaning pick-up, access to a well-equipped fitness center, and plenty of visitor parking for guests.

This condo truly offers the ultimate in convenience, and itâ€™s move-in ready! Condo comes "as-is, where-is". Donâ€™t miss outâ€”schedule your private showing today and experience downtown Calgary living at its



finest!

Built in 2010

### **Essential Information**

MLS® #	A2247812
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	803, 888 4 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0V2

### **Amenities**

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade

### **Interior**

Interior Features	Double Vanity, Granite Counters
Appliances	None
Heating	Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	21

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	August 12th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	Tink
----------------	------

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