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601, 888 4 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



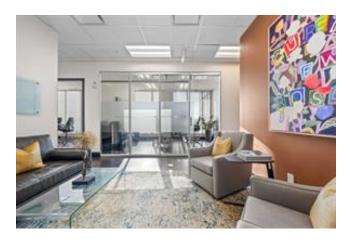
LocationCalgary, Alberta

Listing ID:

33022

MLS ID: A2272505

\$499,900



△ BRYAN HERMAN

(403) 971-9408

Real Broker

855-623-6900

601, 888 4 Avenue SW, Calgary , Alberta T2P 0V2

Transaction Type

For Sale

Title

Fee Simple

Days On Market

2

Zoning

illing Subdivis

DC

Subdivision

Downtown West End

Building Type

Condo Complex, High Rise, Mixed

Use,Office Building

Year Built

2010

Structure Type

High Rise (5 stories)

Property Type

Commercial

Property Sub Type

Office

Legal Plan

1011382

Building Area (Sq. Ft.)

1231.00

Building Area (Sq. M.)

114.36

Construction Type

Concrete

Roof

Membrane

Foundation

Poured Concrete

Cooling

Central Air

Access to Property

Accessible to Major Traffic Route, Direct

Access, Private, Public Transportation

Nearby

Inclusions

All office work stations and their chairs, refrigerator, microwave, dishwasher

Restrictions

Condo/Strata Approval

Reports

Audited Financial

Statements, Condo/Strata Bylaws, Floor

Plans, Information Package, Title

Stunning TURN KEY Downtown OFFICE CONDO with River Views!! Discover a rare opportunity to own a FULLY FURNISHED, MOVE IN READY office condo in the prestigious Solaire building in Calgary's downtown West End. Featuring 4 private offices, a modern kitchen, reception area and 1 titled underground parking stall. Wow! This spacious suite is designed to impress clients and provide comfort for your team. Step inside to a high-end professional buildout highlighted by elegant tile flooring, sleek modern décor, soaring 10-foot ceilings, and floor-to-ceiling windows that flood the space with natural light while showcasing breathtaking river views. The kitchen is finished with espresso cabinetry, granite countertops, and stainless steel appliances, making them perfect for staff breaks or hosting meetings. This office is being sold fully furnished, complete with all workstations and chairs included—an ideal turn-key solution for businesses looking to transition seamlessly into a professional downtown space. The Solaire building offers unmatched amenities rarely found in office settings, including a concierge, on-site security, fitness facility, car wash bay, and bike storage. Its unbeatable location is just steps from the 8th Street C-Train station, the river pathways, and some of Calgary's best dining and entertainment. Whether you're a growing company or an investor seeking a versatile downtown property, this office condo checks all the boxes. Get ahead of the resurging downtown office market and take advantage of this amazing opportunity today!

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