



THE
A-TEAM

**RE/MAX
FIRST**

108 9 Avenue #1701, Calgary T2P 0S9

MLS® #: **A2105060**

Area: **Downtown
Commercial Core
Calgary**

Listing Date: **02/01/24**
Change: **None**

List Price: **\$2,190,000**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2009**

City/Town:
Year Built:
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,284**
Low Sqft:
Ttl Sqft: **2,284**

DOM

108
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **In Floor,Geothermal**
Sewer:
Ext Feat: **Other**

Construction: **Concrete**
Flooring: **Carpet,Stone**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Open Floorplan,See Remarks,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	17`3" x 17`6"	Bedroom	Main	15`3" x 21`8"
Kitchen	Main	10`2" x 20`1"	Dining Room	Main	17`7" x 17`10"
Living Room	Main	18`2" x 25`2"	Laundry	Main	6`9" x 10`10"
5pc Ensuite bath	Main		3pc Ensuite bath	Main	
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$2,049

Fee Simple

CR20-C20/R20

Fee Freq:

Monthly

Legal Desc:

1011208

Remarks

Pub Rmks:

This stunning Douglas Cridland designed, 17th floor Le Germain residences offers the finest in downtown living, with more than 2300sq ft of modern design and elegant finishes, and another 600sq ft on the uncovered terrace overlooking Stephen Ave and spectator downtown city scape. The primary suite boasts a private balcony with mountain views, massive walk-in closet and dressing room, and freshly updated 5pc. Ensuite. The large 2nd bedroom offers a spacious closet, built-in desk and incredible downtown views., and renovated en-suite bath. The extensive Custom millwork throughout the unit complement floor to ceiling windows and reform the hallways add unique artistry. Lights, blinds, temperature control - including A/C, TV and audio are fully automated by Lutron system. A true chefs' kitchen with new, rare stone, granite countertops and backsplash, full Miele built-in appliances, Miele wine fridge, custom Zebrano wood cabinets, and gas range. Other features include hot water softener, 24 concierge service, valet closet, and gym. Close to shopping, dining, and nightlife, this remarkable penthouse is one of a kind in Calgary, and must be seen to be appreciated.

Inclusions:

N/A

Property Listed By:

Engel & Volkers Calgary

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











