



THE
A-TEAM

**RE/MAX
FIRST**

108 9 Avenue #2002, Calgary T2P 0S9

MLS®#: **A2115587**

Area: **Downtown
Commercial Core
Calgary**

Listing Date: **03/20/24**
Change: **None**

List Price: **\$1,888,800**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,513**
Low Sqft:
Ttl Sqft: **2,513**

DOM

60
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Penthouse**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	22`11" x 12`10"	Kitchen	Main	16`1" x 8`11"
Dining Room	Main	18`2" x 8`6"	Foyer	Main	7`9" x 6`7"
2pc Bathroom	Main	7`0" x 3`6"	Bedroom - Primary	Upper	14`6" x 12`7"
5pc Ensuite bath	Upper	16`0" x 9`3"	Walk-In Closet	Upper	9`6" x 6`11"
Bedroom	Upper	13`0" x 10`4"	3pc Bathroom	Upper	10`11" x 4`11"
Family Room	Upper	22`8" x 16`8"	Bedroom	Upper	11`7" x 10`4"
Laundry	Upper	9`1" x 4`5"	Balcony	Main	19`5" x 18`2"
Balcony	Main	31`2" x 8`9"			

Condo Fee:
\$2,697

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CR20-C20/R20

Legal Desc: **1011208**

Remarks

Pub Rmks:

With a twist of the handle you can open the door to a life of modern magnificence + effortless exclusivity. Welcome to the Penthouse - one of the most coveted addresses in the city. Nestled at the foot of the Calgary Tower in the downtown core, the location is truly second to none. Indulge your senses and walk out to the expansive outdoor terrace, chinook breeze blowing, the dazzling illuminated skyline staring back - you are on top of the world. Inside you will discover a two level layout, flooded with natural light via the large windows on both sides. Stand in awe at the 21 foot vaulted ceilings extending above the main floor living area. A space designed for entertainers and a distinguished kitchen for the dramatics. Quartz counters, integrated Miele appliances, gas range, custom cabinets, cappuccino maker + wine fridge. Let's head upstairs to the picturesque wall of windows looking out to the Calgary tower and secondary living area - an amazing additional space to cater to whatever your lifestyle demands. Retreat to the outstanding primary bedroom + magazine worthy ensuite bathroom. Soaker tub, walk-in shower, dual sinks, storage cabinets + fully tiled fashion runway like hallway that leads to the walk-in closet. The second bedroom enjoys those magical city views and the third room consists of a space saving murphy bed and built-in desk. The upper floor full bathroom revels in the south views and just adds to the high-end experience for visiting guests. This very private + boutique complex offers onsite concierge services to simplify your daily routine. Enjoy access to Le Germain Hotel amenities including RnR Wellness Spa, fitness centre, valet parking, restaurant, room service, catering, conference rooms, housekeeping and dry cleaning. Additional perks include two underground parking stalls, secure storage area, car wash, pet shower + bike room. World renowned architectural firm Lemay Michaud joined forces with Groupe Germain to create this gorgeous landmark. A life of style, sophistication + spectacular opulence; this is your chance to call it home. Click to watch the full lifestyle tour video on YouTube!

Inclusions:
Property Listed By:

None
CIR Realty

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











