



THE
A-TEAM

**RE/MAX
FIRST**

108 9 Avenue #2004, Calgary T2P 3H9

MLS® #: **A2123414**

Area: **Downtown
Commercial Core
Calgary**

Listing Date: **04/24/24**
Change: **None**

List Price: **\$2,400,000**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,383**
Low Sqft:
Ttl Sqft: **2,383**

DOM

25
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **In Floor, Forced Air, Geothermal**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`3" x 22`11"
Kitchen	Main	19`9" x 15`3"
Storage	Main	6`10" x 6`11"
Bedroom	Second	19`0" x 9`3"
Office	Second	8`7" x 6`8"
5pc Ensuite bath	Second	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	16`4" x 12`9"
2pc Bathroom	Main	
Bedroom - Primary	Second	16`11" x 19`1"
Walk-In Closet	Second	10`4" x 10`5"
Furnace/Utility Room	Second	3`5" x 7`0"
3pc Ensuite bath	Second	

Legal/Tax/Financial

Condo Fee:
\$2,726

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CR20-C20/R20

Legal Desc: **1011208**

Remarks

Pub Rmks:

Step into a realm where luxury knows no bounds, where every detail is meticulously curated to indulge your senses and elevate your lifestyle. Welcome to the epitome of modern opulence - the bespoke two-storey penthouse nestled within the prestigious confines of Le Germain, an emblem of sophistication in downtown Calgary. Be prepared to be mesmerized by the architectural marvel that graces the skyline - a testament to contemporary elegance and European-inspired design. Crafted by the visionary minds of Groupe Germain, in collaboration with esteemed architects Lemay Michaud and Douglas Cridland, this penthouse transcends mere living space; it is a veritable masterpiece that seamlessly blends form and function. Upon entering, you immerse yourself in a symphony of light and space. Three patios beckon, each offering panoramic vistas that stretch from the city skyline to the majestic Rockies, creating an idyllic backdrop for soirées under the stars or moments of serene contemplation. Step into the expansive living area, where vaulted ceilings soar overhead and a sleek fireplace invites intimate gatherings. Adorned with glass accents, natural stone finishes, and curated artwork, every corner exudes an air of refinement and sophistication. For the culinary enthusiast, the gourmet kitchen awaits, equipped with state-of-the-art appliances, quartz countertops, and custom cabinetry - a sanctuary where culinary creativity knows no bounds. Retreat to the upper level, where the allure of the cityscape is matched only by the lavish comfort of the primary bedroom. Here, panoramic views serve as a backdrop to moments of relaxation in the lavish ensuite, complete with a deep soaker tub and walk-in shower. Guests are afforded their own sanctuary, boasting city views and luxurious amenities, including an ensuite bathroom and ample storage space. A convenient office area with custom storage completes this floor, ensuring that both work and leisure seamlessly coexist. Indulge in a plethora of exclusive unit services, from personalized concierge assistance to a private wine cellar and tasting room - a testament to uncompromising luxury and convenience. Security and peace of mind are paramount, with 24-hour surveillance, on-site car and pet wash facilities, and ample storage options ensuring that every need is effortlessly met. Venture beyond the confines of your sanctuary and discover the myriad amenities of Le Germain Hotel, including the RnR wellness spa, fitness center, valet parking, and fine dining options - each an invitation to indulge in the finer things in life. With three parking stalls, secure storage, and convenient access to downtown attractions, this penthouse offers unparalleled access to the pulse of the city. At the heart of Calgary's bustling downtown, a life of style, sophistication, and opulence awaits - seize the opportunity to make it yours today.

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

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











