



THE
A-TEAM

**RE/MAX
FIRST**

108 9 Avenue #1806, Calgary T2P0S9

MLS®#: **A2123840**

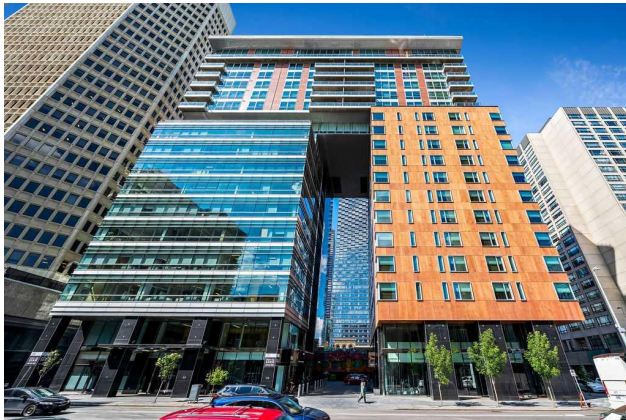
Area: **Downtown
Commercial Core
Calgary**

Listing Date:
04/17/24
Change: **None**

List Price: **\$689,000**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2010**

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

Finished Floor Area

Abv Sqft: **1,051**
Low Sqft:
Ttl Sqft: **1,051**

DOM

32
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Parkade,Underground

Utilities and Features

Roof: **Membrane**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Concrete**
Flooring: **Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings**
Int Feat: **Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	8`7" x 12`7"
Living Room	Main	12`8" x 15`10"
Den	Main	6`2" x 7`1"
2pc Bathroom	Main	3`2" x 7`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Suite	7`9" x 10`9"
Bedroom - Primary	Main	12`4" x 12`8"
Laundry	Main	3`8" x 8`3"
5pc Ensuite bath	Main	5`10" x 13`7"

Legal/Tax/Financial

Condo Fee:
\$1,170

Title:
Fee Simple

Zoning:
CR20-C20/R20

Legal Desc:	1011208	Fee Freq: Monthly	Remarks
Pub Rmks:	UNRIVALED LOCATION - UNEQUALLED AMENITIES - UNMATCHED DESIGN - Le Germain Residence are PEERLESS in Calgary. In the heart of the city but with no associated inconveniences, this address is truly an OASIS, the best of urban life. To assure your comfort, residents enjoy unhampered access to the amenities of Le Germain Hotel including the spa (spa treatments in your home if you prefer), excellent fitness center, room service, catering, conference rooms, security and concierge services. Functionality continues with TWO generous parking spaces, car wash, pet wash, bike locker, storage locker and in unit VALET CLOSET - perfect for securing packages and dry cleaning. The spacious 1051 SQUARE FEET offers bright volumes and continuity of design throughout the unit. You are greeted with floor to ceiling windows offering views of the city and the mountains from the living room, primary bedroom and south facing balcony. The design inspired kitchen features a complete integrated Miele appliance package - endless opportunity for exciting culinary ventures and entertaining. Your valuable time with friends or relaxation easily continues into the large living room with access to the incredible balcony overlooking 9th Avenue, the Calgary Tower, Palliser Hotel and views of the foothills and Rocky Mountains. Work is also easily completed with a niche den area allowing for enough room to comfortably accomplish your goals from home when required. Lastly, the primary bedroom is highlighted by the 5 PIECE ensuite bathroom featuring dual vanities, Le Germain soaker tub and sensuous shower. The best of Calgary's shopping, food scene and entertainment are at your doorstep. A DISTINCTIVE LIFE AWAITS YOU.		
Inclusions:	N/A		
Property Listed By:	CIR Realty		

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







