

108 9 Avenue #1807, Calgary T2P 3H9

MLS® #: **A2149565** Area: **Downtown Commercial Core** Listing Date: **07/15/24** List Price: **\$1,095,000**
 Status: **Active** County: **Calgary** Change: **-\$55k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **2009**
 Year Built: **2009**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,682**
 Low Sqft:
 Ttl Sqft: **1,682**

DOM

63
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat:
 Park Feat: **Assigned, Enclosed, Parkade, Underground**

Utilities and Features

Roof:
 Heating: **In Floor, Geothermal**
 Sewer:
 Ext Feat: **Balcony, Lighting**
 Construction: **Concrete, Glass, Other**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Double Oven, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings**
 Int Feat: **Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Recreation Facilities, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`9" x 10`6"	Dining Room	Main	13`9" x 10`4"
Living Room	Main	15`7" x 14`0"	Nook	Main	11`0" x 2`7"
Bedroom - Primary	Main	15`4" x 13`7"	Bedroom	Main	16`6" x 10`9"
5pc Ensuite bath	Main	0`0" x 0`0"	3pc Ensuite bath	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$1,876

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CR20-C20/R20

Legal Desc: **1011208**

Remarks

Pub Rmks: **Experience high-end living on the 18th floor of the luxurious Le Germain Residences, located directly across from the iconic Calgary Tower! This stunning condo offers breathtaking city skyline views from a private balcony, perfect for enjoying the vibrant urban atmosphere that Calgary has to offer. Le Germain offers unparalleled amenities, including concierge service, fitness center, spa, on-site restaurant, valet services (\$), housekeeping (\$) and dry cleaning service (\$) providing the ultimate in convenience and luxury. Additionally enjoy the use of your two parking stalls, storage locker, car wash, pet wash & bike room. Make your way into this condo boasting just under 1700 SF of living space welcomed with a large foyer/entryway with an abundance of storage, 2 piece bath and your laundry room. As you enter the open concept kitchen, living and dining space you will be in awe with the abundance of natural light from the floor to ceiling windows. The gourmet kitchen is a chef's dream, featuring built-in Miele stainless steel appliances including double ovens & coffee marching, granite countertops and a gas stove. With ample counter space, it's ideal for both cooking and entertaining. The primary bedroom offers spectacular views, large walk-in closet and a 5 piece en-suite bathroom. Maintain the utmost privacy with each bedroom on separate wings of the condo. The secondary bedroom complete with a 3 piece en-suite bath and large walk-in closet. Don't miss the opportunity to live in one of Calgary's most prestigious addresses.**

Inclusions: **TV Brackets**
Property Listed By: **Real Broker**

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











