



THE
A-TEAM

**RE/MAX
FIRST**

108 9 Avenue #1806, Calgary T2P0S9

MLS® #: **A2152860**

Area: **Downtown
Commercial Core**

Listing Date: **08/21/24**

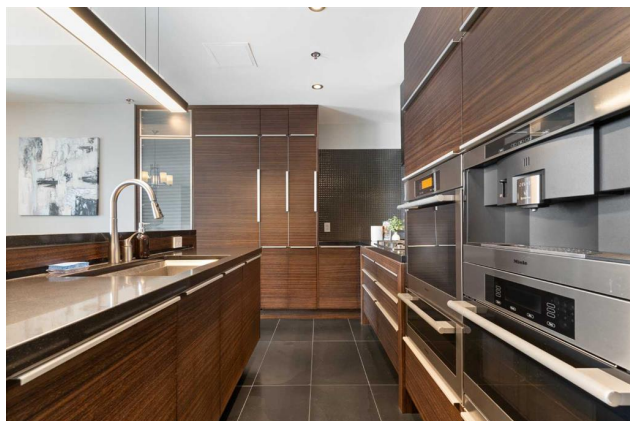
List Price: **\$675,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Additional Parking,Assigned,Enclosed,Parkade,Secured,Underground

Finished Floor Area

Abv Sqft: **1,036**
Low Sqft:
Ttl Sqft: **1,036**

DOM

28

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **In Floor,Forced Air,Geothermal**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Storage**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Range,Built-In Refrigerator,Microwave,Washer/Dryer Stacked,Wine Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`11" x 3`3"	5pc Ensuite bath	Main	16`9" x 9`11"
Dining Room	Main	13`3" x 10`3"	Foyer	Main	8`11" x 8`6"
Kitchen	Main	10`10" x 12`4"	Living Room	Main	15`7" x 16`9"
Den	Main	7`2" x 6`3"	Bedroom - Primary	Main	12`5" x 14`1"
Storage	Main	2`11" x 4`3"			

Legal/Tax/Financial

Condo Fee:
\$1,170

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CR20-C20/R20

Legal Desc: **1011208**

Remarks

Pub Rmks: **ELEVATE your lifestyle with this stunning one-bedroom, one-and-a-half-bathroom apartment nestled at the base of the iconic Calgary Tower, right in the vibrant heart of downtown Calgary. Boasting spectacular southern views, this residence offers a blend of LUXURY and convenience that truly sets it apart. Step into an open-concept haven where sophistication meets functionality. The spacious living area is perfect for both relaxation and entertaining, featuring a chef's kitchen equipped with high-end appliances, including a built-in coffee machine for your morning brew. The thoughtfully designed layout also includes a versatile OFFICE / DEN area, ideal for working from home or enjoying quiet reflection. The master suite is a true retreat, complete with a massive ensuite bathroom featuring a luxurious SOAKER tub and a stand-up shower. A WALK-IN closet off the bedroom offers ample storage space and convenience. For added practicality, the unit includes a SPECIAL CLOSET where dry cleaning and packages can be delivered directly from concierge for easy pickup. Enjoy a large balcony that extends your living space outdoors, perfect for relaxing with a VIEW or hosting gatherings. The apartment also accommodates a dedicated dining area, ensuring ample space for elegant meals. Additionally, the unit comes with TWO parking stalls and a secure storage locker for your convenience. This residence is part of a pet-friendly building, enhancing your quality of life with access to world-class amenities. Maintain your wellness routine in the state-of-the-art fitness center, unwind at the exclusive wellness spa, or utilize the car and dog wash facilities. For added luxury, room service, housekeeping, dry cleaning, and spa services are available as optional add-ons. Indulge in fine dining options located downstairs, or enjoy the luxury of room service right at home. This apartment offers the sophistication of a five-star hotel within the comfort of your own residence. Don't miss the opportunity to enhance your lifestyle with this unparalleled living experience.**

Inclusions:
Property Listed By: **Built in Coffee Machine
CIR Realty**

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

