

108 9 Avenue #1703, Calgary T2P 1Z1

MLS® #: **A2155454** Area: **Downtown Commercial Core** Listing Date: **08/08/24** List Price: **\$665,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 25-Aug** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,076**
 Low Sqft:
 Ttl Sqft: **1,076**

DOM

41
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Composite Siding,Concrete,Glass**
 Heating: **In Floor,Geothermal** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony,Courtyard** Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Recessed Lighting,Soaking Tub,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	24`2" x 14`8"	Kitchen	Main	11`9" x 10`4"
Foyer	Main	13`4" x 4`10"	Nook	Main	8`0" x 5`11"
Furnace/Utility Room	Main	4`5" x 2`5"	Bedroom - Primary	Main	15`6" x 14`8"
Walk-In Closet	Main	8`7" x 6`0"	5pc Ensuite bath	Main	13`3" x 8`2"
2pc Bathroom	Main	6`7" x 3`8"	Balcony	Main	20`2" x 5`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,173

Fee Simple

CR20-C20/R20

Fee Freq:

Monthly

Legal Desc:

1011208

Remarks

Pub Rmks:

Welcome to Le Germain Residences, an extraordinary hotel-residential condo that offers more than just a place to live. Located at 1703-108 9 Ave SW Calgary, this unique skyscraper provides stunning views, impeccable concierge service, and unmatched amenities. Enjoy luxurious spa facilities, saunas, chill lounges, a massive gym with panoramic views, outdoor fireplaces and lounging areas, housekeeping, dry cleaning, valet service, pet washing, car wash, and two underground parking stalls. As you enter the 17th-floor unit, you are welcomed by floor-to-ceiling windows showcasing incredible views from every room. The good-sized front entryway features double closets and a built-in desk, leading to an open floor plan with 9 ft ceilings. The living, dining, and custom kitchen space boasts a sit-up island, quartz countertops, and a luxury Miele appliance package, including a custom-paneled fridge, stainless steel hood fan, wall ovens, steam oven, and built-in cappuccino machine. The large master bedroom offers even more stunning views, a 5-piece ensuite, and a walk-in closet. This 1-bedroom condo spans 1,076 sq ft and includes 1.5 bathrooms and a large heated outside deck with gorgeous views overlooking the city skyline. Living in this prime location means you can walk or bike everywhere and enjoy the fantastic restaurants and vibrant atmosphere of Stephen Avenue. Nearby amenities include the Core Shopping Centre, Calgary Tower, Glenbow Museum, and the beautiful Devonian Gardens. Enjoy dining at top-notch restaurants such as Charcut Roast House, Teatro, and Milestones. Outdoor enthusiasts will appreciate the proximity to Prince's Island Park and the Bow River pathways. Experience luxurious living without the maintenance at Le Germain Residences, where life is lived to the fullest.

Inclusions:

n/a

Property Listed By:

Century 21 Bamber Realty LTD.

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