



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 9 Avenue #1802, Calgary T2P 0S9**

MLS®#: **A2168315**

Area: **Downtown  
Commercial Core**

Listing **09/28/24**

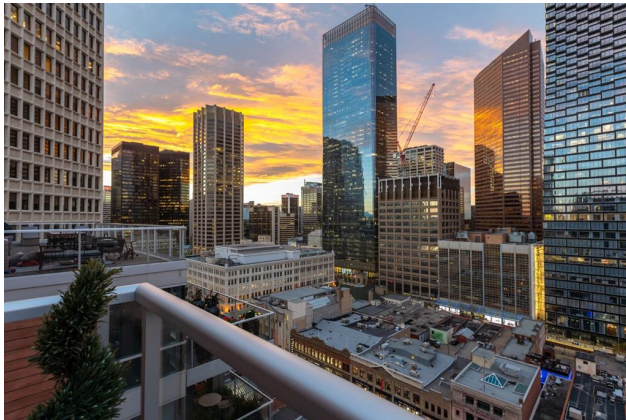
List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$100k, 18-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2010**

Finished Floor Area

Abv Sqft: **1,500**

Low Sqft:

Ttl Sqft: **1,500**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Assigned, Parkade, Underground**

DOM

**23**

Layout

Beds: **1 (1 )**

Baths: **1.5 (1 1)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof:  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line, Lighting**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator**  
Int Feat: **Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Sauna, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`6" x 3`3"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>18`9" x 8`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`10" x 15`5"</b>	<b>Den</b>	<b>Main</b>	<b>9`11" x 8`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 16`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`11" x 5`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 16`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>25`0" x 17`9"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>5`9" x 5`8"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>9`3" x 5`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,378**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CR20-C20**

Legal Desc: **1011208**

Remarks

Pub Rmks: **Experience unparalleled downtown living where luxury meets sophistication at every turn. Situated on the 18th floor of the prestigious Le Germain Residences, Suite 1802 offers not only a commanding view of Calgary's skyline but a lifestyle that few can attain. The expansive 224-sq-ft terrace invites you to take in breathtaking panoramic views, creating the perfect backdrop for everything from a quiet morning coffee to sophisticated evening gatherings. Whether relaxing after a successful day or hosting an intimate soiree, this outdoor space is a serene extension of the thoughtfully designed interior. Le Germain's renowned white-glove service is at your fingertips, offering an exclusive array of amenities designed for those who expect only the finest. From personalized concierge assistance to guest valet parking, in-suite dining from renowned Charcut Restaurant, housekeeping, linen service and use of meeting facilities, this is more than convenience; it's a lifestyle of seamless, elevated living. Inside, the 1,504 sq. ft. residence is a testament to sophisticated design and superior craftsmanship. From custom wood cabinetry by Canadian designer Andre Julien to the state-of-the-art Miele appliances in the chef's kitchen, every detail speaks to timeless elegance. The open-concept floor plan, framed by 9-ft ceilings and floor-to-ceiling windows, creates a sense of airy openness while drawing your eyes to the stunning cityscape beyond. The master suite is designed as a private retreat, complete with direct access to the terrace, a walk-through dressing room, and a spa-inspired ensuite that ensures your personal space is as luxurious as the rest of the residence. Additional highlights include a dedicated office space, perfect for the modern professional, and two premium underground parking stalls.**

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**







