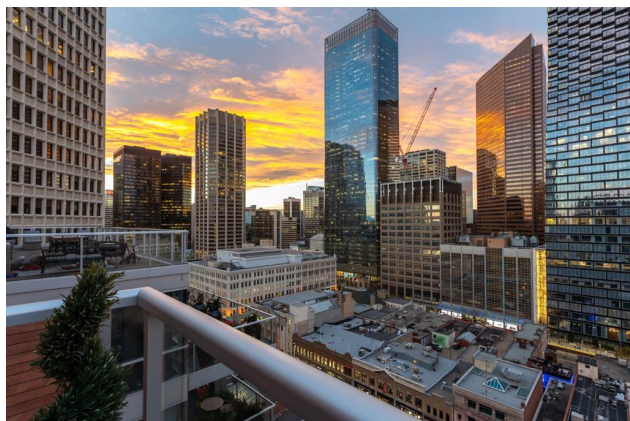


108 9 Avenue #1802, Calgary T2P 0S9

MLS®#: **A2168315** Area: **Downtown Commercial Core** Listing Date: **09/28/24** List Price: **\$949,900**
 Status: **Pending** County: **Calgary** Change: **-\$100k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,500**
 Low Sqft:
 Ttl Sqft: **1,500**

DOM

55
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Parking

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

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

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

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







