



THE
A-TEAM

**RE/MAX
FIRST**

108 9 Avenue #1608, Calgary T2P 3H9

MLS® #: **A2168681**

Area: **Downtown
Commercial Core**

Listing **10/03/24**

List Price: **\$1,530,000**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,164**
Low Sqft:
Ttl Sqft: **2,164**

DOM

49
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Parkade,Side By Side,Stall

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	27`5" x 24`0"
Dining Room	Main	11`5" x 9`11"
Foyer	Main	12`5" x 5`6"
Bedroom	Main	15`7" x 12`2"
Walk-In Closet	Main	10`1" x 6`6"
3pc Ensuite bath	Main	10`7" x 6`4"
Balcony	Main	14`10" x 7`7"

Room	Level	Dimensions
Kitchen	Main	17`7" x 9`7"
Pantry	Main	5`9" x 3`5"
Bedroom - Primary	Main	15`3" x 13`4"
Laundry	Main	9`11" x 5`7"
2pc Bathroom	Main	5`0" x 4`4"
5pc Ensuite bath	Main	12`5" x 10`4"

Legal/Tax/Financial

Condo Fee:
\$2,433

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CR20-C20

Legal Desc: **1011208**

Remarks

Pub Rmks: **Welcome to refined urban living in this gorgeous 2-bedroom, 2.5-bathroom suite on the 16th floor of the exclusive Le Germain Residences in downtown Calgary. Spanning more than 2,150 square feet, this south-west corner suite showcases panoramic views of the city skyline and the Rocky Mountains, offering an elevated lifestyle complemented by Le Germain's renowned hotel amenities and services. This exquisite residence is adorned with custom European lighting, porcelain tile and natural stone flooring with in-floor heating throughout. The spacious open-concept layout is highlighted by floor-to-ceiling windows, flooding the space with natural light and providing glorious city and mountain views. The expansive SW corner balcony, complete with lighting and BBQ gas outlet, provides additional outdoor entertaining space to revel in the breathtaking vistas. The expansive gourmet kitchen is a culinary masterpiece, boasting a rich espresso colour palette, sleek European-style cabinetry, quartz countertops, high-end Miele appliance package including coffee maker and wine fridge, and a large island that serves as a focal point for gatherings and casual dining. The sophisticated formal dining room is close by for hosting the most intimate of dinner parties with a seamless flow that's ideal for entertaining. The primary suite is a sanctuary of tranquility, featuring a spa-inspired ensuite with dual vanities, a Kohler soaker tub, and Le Germain's signature glass-encased shower and is complemented with a spacious, custom walk-in closet that offers exceptional storage and organization. The secondary bedroom wing is equally impressive with its own views, private corridor and ensuite bathroom. Spacious and functional laundry room is equipped with a full-size Miele washer and dryer for ultimate convenience and a separate kitchen pantry makes storage a breeze. This exceptional suite is distinguished by 9' ceilings, solid core doors, a private valet closet for deliveries, motion sensor lighting in closets, and was recently painted white for a fresh, modern ambiance and canvas for your artwork. Residents enjoy an array of exclusive amenities, including concierge service, guest valet parking, and access to Le Germain Hotel's premier offerings such as a state-of-the-art fitness centre, RNR Wellness Spa, housekeeping and linen service, in-residence room service, meeting facilities, and the iconic Charcut restaurant. The property includes two underground parking stalls and a secure storage area, providing unparalleled convenience. Positioned between the Calgary Tower and Stephen Avenue, Le Germain Residences—an architectural collaboration by the acclaimed LeMay Michaud and Group Germain—sets a new benchmark in luxury living and hospitality in Calgary. This is more than just a home; it's a statement of prestige, luxury, and sophistication, perfectly tailored for the discerning buyer seeking an exceptional downtown lifestyle.**

Inclusions:
Property Listed By: **Miele Built-in Coffee Maker
Sotheby's International Realty Canada**

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









