

\$1,750,000 - 2003, 108 9 Avenue Sw, Calgary

MLS® #A2111838

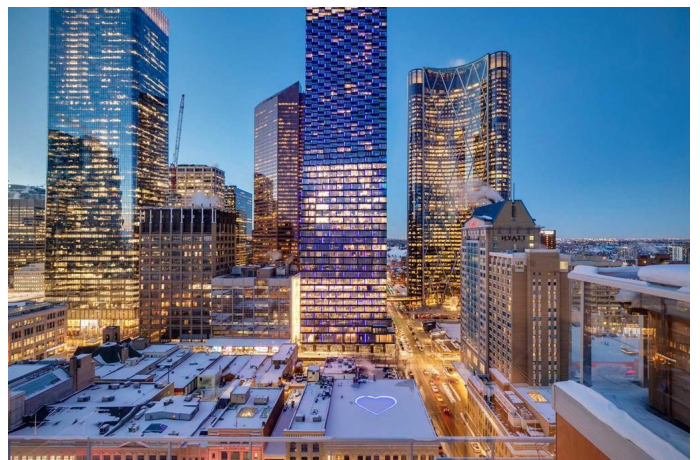
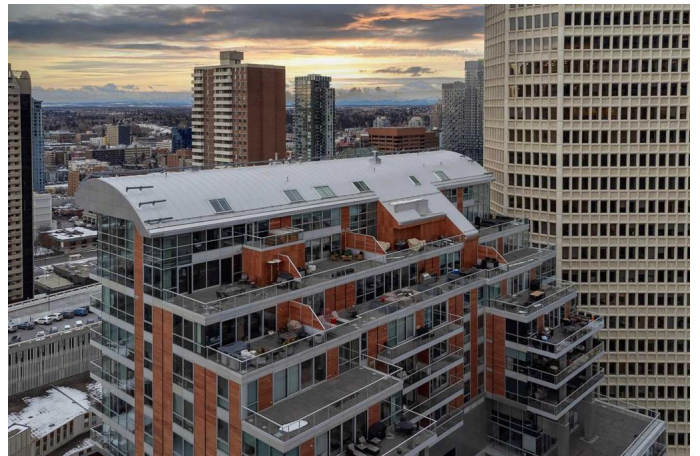
\$1,750,000

2 Bedroom, 3.00 Bathroom, 1,882 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Indulge in the epitome of luxury living with this stunning penthouse perched on the 20th floor of Le Germain Residences in downtown Calgary. One of only four penthouses on the prestigious top floor, this two-storey stunner boasts spectacular downtown and mountain views and an expansive, private rooftop terrace featuring approximately 700 sq. ft. with built-in BBQ. Residents of this exclusive building featuring 40 suites enjoy a sophisticated, turn-key lifestyle paired with full access to Le Germain Hotel amenities and services. This exquisite penthouse welcomes you with open concept living, 9 ft. ceilings, loft-style floor to ceiling windows and a one-of-kind floating staircase ascending up to the second level. The modern chef's kitchen caters to culinary delights and features European-style cabinetry, high end integrated Miele appliances, quartz stone counters and island with breakfast bar. Superb upper level hosts the spacious primary retreat with California style walk-in closet, spa-inspired ensuite with dual sink vanity, extensive cabinetry, signature Le Germain shower wall and a free-standing Kohler tub with overhead bath filler - all designed for tranquility. The primary also enjoys fabulous south west views of the cityscape and Rocky Mountains. The second bedroom is impressive and boasts vaulted ceilings with skylights, views, study area, and ensuite bath. Upper level laundry room and atrium with skylights complete this remarkable residence. Other notable



highlights include solid wood interior doors, oversized sliding terrace doors, in-floor radiant heating, private valet closet for hotel deliveries and a large south facing common balcony just outside your suite door for the enjoyment of 20th floor residents. Elevate your lifestyle with dedicated Concierge Service in the resident only lobby with full access to hotel amenities including RNR Wellness Spa, Calgary favourite Charcut restaurant, Le Germain Hotel lobby bar, state-of the art fitness facility, housekeeping and linen service, in-residence room service, meeting facilities, valet parking (complimentary for guests), and club-like signing privileges. This exceptional property comes complete with two underground parking stalls (one oversized) in a premium location and secure storage area. Nestled between the Calgary Tower and Stephen Avenue, this is downtown living at its finest offering residents unparalleled luxury, convenience and prestige. This unique collaboration between world renowned architectural firm LeMay Michaud and Group Germain set a new standard in luxury living and hospitality in Calgary. If you're seeking celebrity level service, privacy, and security there's no other destination that compares.

Built in 2010

Essential Information

MLS® #	A2111838
Price	\$1,750,000
Sold Price	\$1,750,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,882
Acres	0.00

Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	2003, 108 9 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0S9

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, Oversized, Side By Side, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Warming Drawer, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Geothermal
Cooling	Central Air
# of Stories	21

Exterior

Exterior Features	Balcony, Built-in Barbecue, Lighting
Construction	Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	April 18th, 2024
Days on Market	35
Zoning	CR20-C20/R20
HOA Fees	0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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