

\$1,849,900 - 2002, 108 9 Avenue Sw, Calgary

MLS® #A2137713

\$1,849,900

3 Bedroom, 3.00 Bathroom, 2,513 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

With a twist of the handle you can open the door to a life of modern magnificence + effortless exclusivity. Say hello to the Penthouse at Le Germain - one of the most coveted addresses in the city. Nestled at the foot of the Calgary Tower in the downtown core, the location is truly second to none. Indulge your senses and step out to the expansive outdoor terrace, chinook breeze blowing, the dazzling illuminated skyline staring back - you are on top of the world. Inside you will discover a two level layout, flooded with natural light via the large windows on both sides. Stand in awe at the 21 foot vaulted ceilings extending above the main floor living area. A space designed for entertainers and a distinguished kitchen for the dramatics. Quartz counters, integrated Miele appliances, gas range, custom cabinets, cappuccino maker + wine fridge. Let's head upstairs to the picturesque wall of windows looking out to the Calgary tower and secondary living area - an amazing additional space to cater to whatever your lifestyle demands. Retreat to the outstanding primary bedroom + magazine worthy ensuite bathroom. Soaker tub, walk-in shower, dual sinks, storage cabinets + fully tiled fashion runway like hallway that leads to the walk-in closet. The second bedroom enjoys those magical city views and the third room consists of a space saving murphy bed and built-in desk. The upper floor full bathroom revels in the south views and just adds to the high-end



experience for visiting guests. This very private + boutique complex offers onsite concierge services to simplify your daily routine. Enjoy access to Le Germain Hotel amenities including RnR Wellness Spa, fitness centre, valet parking, restaurant, room service, catering, conference rooms, housekeeping and dry cleaning. Additional perks include two underground parking stalls, secure storage area, car wash, pet shower + bike room. World renowned architectural firm Lemay Michaud joined forces with Groupe Germain to create this gorgeous landmark. A life of style, sophistication + spectacular opulence; this is your chance to call it home. Click to watch the full lifestyle tour video on YouTube!

Built in 2010

Essential Information

MLS® #	A2137713
Price	\$1,849,900
Sold Price	\$1,781,569
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,513
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	2002, 108 9 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2P 0S9

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	In Floor
Cooling	Central Air
# of Stories	20

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 25th, 2024
Days on Market	21
Zoning	CR20-C20/R20
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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