

\$1,050,000 - 1807, 108 9 Avenue Sw, Calgary

MLS® #A2173634

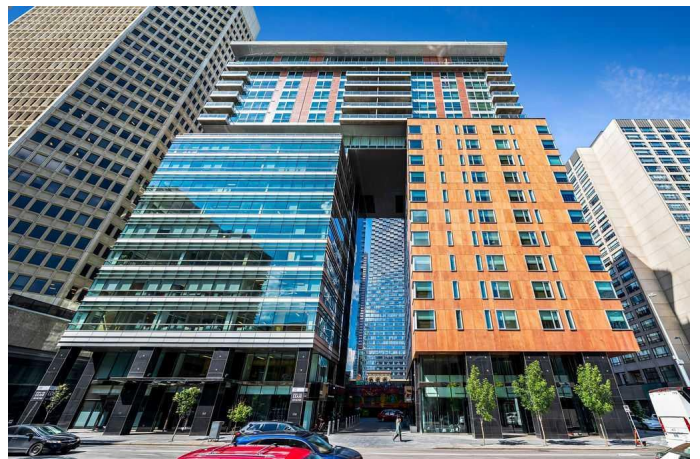
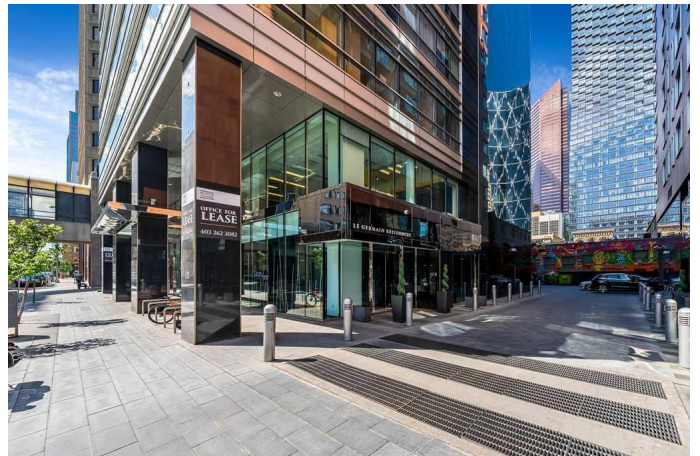
\$1,050,000

2 Bedroom, 3.00 Bathroom, 1,682 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Experience high-end living on the 18th floor of the luxurious Le Germain Residences, located directly across from the iconic Calgary Tower! This stunning condo offers breathtaking city skyline views from a private balcony, perfect for enjoying the vibrant urban atmosphere that Calgary has to offer. Le Germain offers unparalleled amenities, including concierge service, fitness center, spa, on-site restaurant, valet services (\$), housekeeping (\$) and dry cleaning service (\$) providing the ultimate in convenience and luxury. Additionally enjoy the use of your two parking stalls, storage locker, car wash, pet wash & bike room. Make your way into this condo boasting just under 1700 SF of living space welcomed with a large foyer/entryway with an abundance of storage, 2 piece bath and your laundry room. As you enter the open concept kitchen, living and dining space you will be in awe with the abundance of natural light from the floor to ceiling windows. The gourmet kitchen is a chef's dream, featuring built-in Miele stainless steel appliances including double ovens & coffee marching, granite countertops and a gas stove. With ample counter space, it's ideal for both cooking and entertaining. The primary bedroom offers spectacular views, large walk-in closet and a 5 piece en-suite bathroom. Maintain the utmost privacy with each bedroom on separate wings of the condo. The secondary bedroom complete with a 3 piece en-suite bath and large walk-in closet. Don't miss the opportunity to live in one



of Calgary's most prestigious addresses.

Built in 2009

Essential Information

MLS® #	A2173634
Price	\$1,050,000
Sold Price	\$985,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,682
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1807, 108 9 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3H9

Amenities

Amenities	Elevator(s), Parking, Recreation Facilities, Secured Parking, Storage, Trash, Car Wash, Fitness Center, Sauna, Spa/Hot Tub
Parking Spaces	2
Parking	Parkade, Underground, Assigned, Enclosed

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Breakfast Bar, Low Flow Plumbing Fixtures, Recreation Facilities
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Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Double Oven, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings, Bar Fridge, Built-In Refrigerator
Heating	In Floor, Geothermal
Cooling	Central Air
# of Stories	21

Exterior

Exterior Features	Balcony, Lighting
Construction	Concrete, Glass, Other

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 18th, 2024
Days on Market	32
Zoning	CR20-C20/R20
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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