



1702, 108 9 Avenue SW
Calgary, Alberta

MLS # A2325580



\$650,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,222 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,414
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Soaking Tub		

Inclusions: Built-in Coffee Maker

Experience elevated downtown living in this exceptional executive suite on the 17th floor of the prestigious Le Germain Residences. Offering 1,223 sqft of sophisticated living space, this beautifully designed home features 1 bedroom, 1.5 bathrooms, a dedicated office, one underground parking stall, and premium finishes throughout. Perfectly suited for professionals, executives, or couples seeking luxury, comfort, and convenience in the heart of the city. Step inside to discover a thoughtfully designed open concept layout where the living, dining, and kitchen spaces seamlessly connect to create an ideal environment for both everyday living and entertaining. Tile flooring extends throughout the main living areas, while floor-to-ceiling windows flood the home with natural light and showcase spectacular downtown views. The designer kitchen is a true showpiece, featuring sleek zebrawood cabinetry, white quartz countertops, and a striking blue cube glass tile backsplash. A premium suite of built-in Miele appliances includes a gas cooktop, wall oven, microwave, warming drawer, coffee system, wine refrigerator, and integrated refrigeration, delivering both exceptional performance and timeless style. A standout feature of this home is the dedicated office, complete with a built-in desk and its own storage closet. Whether you're working from home, managing a business, or simply looking for a quiet reading or creative space, this flexible area adds valuable functionality without compromising the openness of the home. The spacious primary bedroom offers a peaceful retreat with an impressive custom walk-in wardrobe featuring built-in shelving, drawers, and extensive storage. The luxurious 5-piece ensuite is designed for relaxation, complete with dual vanities, a separate glass shower, and a deep soaker tub with a sleek laminar flow tub filler, creating a spa-inspired

experience at home. A convenient 2-piece powder room is thoughtfully located off the foyer, providing privacy and comfort for visiting guests. Step outside onto your private balcony and enjoy a unique perspective of Calgary's vibrant downtown skyline, offering the perfect place to unwind after a busy day or enjoy your morning coffee above the city. This exceptional residence includes an underground parking stall. Residents of Le Germain enjoy an unparalleled lifestyle with concierge service, a fully equipped fitness centre, car wash and pet wash facilities, along with the opportunity to access the adjacent Le Germain Hotel's luxury services, including housekeeping, spa treatments at RnR Wellness, and more. Ideally located in the heart of downtown Calgary, you're just steps from award-winning restaurants, cafés, boutique shopping, the Plus 15 network, the CTrain, the Bow River pathway, and countless entertainment and cultural amenities. This is executive downtown living at its finest, where luxury, convenience, and timeless design come together in one of Calgary's most desirable condos.