



GRASSROOTS
REALTY GROUP

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1502, 108 9 Avenue SW
Calgary, Alberta

MLS # A2350052



\$639,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,237 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,414
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Built In Miele Coffee Maker

Experience the best in executive living at LE GERMAIN RESIDENCES, perfectly situated in the heart of Calgary's vibrant downtown surrounded by world class amenities just outside your front door. This stunning residence features a wall of windows with spectacular million-dollar city views; STATE OF THE ART custom finishes, fixtures and appliances; 2 parking stalls; the ultimate in convenience with a private valet closet for Concierge delivery drop off and access to Le Germain Hotel's EXCLUSIVE A's; LA CARTE SERVICES including room service, valet, housekeeping, dry cleaning and catering. Every suite features a dedicated utility room with individual control of heated flooring, humidity, central air and heat. Le Germain amenities include premium concierge service, on site restaurant and lounge, a luxurious wellness spa, fitness centre, VALET, pet wash, car wash, catering and more. A truly exceptional downtown lifestyle - viewing is highly recommended!