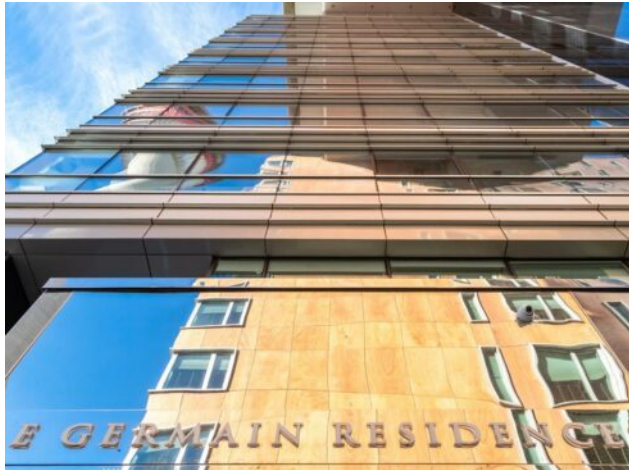


780-978-0157
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1802, 108 9 Avenue SW
Calgary, Alberta

MLS # A2168315



\$949,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,501 sq.ft.	Age:	2010 (14 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,378
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Glass, Metal Siding	Zoning:	CR20-C20
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Sauna, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)

Inclusions: N/A

Experience unparalleled downtown living where luxury meets sophistication at every turn. Situated on the 18th floor of the prestigious Le Germain Residences, Suite 1802 offers not only a commanding view of Calgary's skyline but a lifestyle that few can attain. The expansive 224-sq-ft terrace invites you to take in breathtaking panoramic views, creating the perfect backdrop for everything from a quiet morning coffee to sophisticated evening gatherings. Whether relaxing after a successful day or hosting an intimate soiree, this outdoor space is a serene extension of the thoughtfully designed interior. Le Germain's renowned white-glove service is at your fingertips, offering an exclusive array of amenities designed for those who expect only the finest. From personalized concierge assistance to guest valet parking, in-suite dining from renowned Charcut Restaurant, housekeeping, linen service and use of meeting facilities, this is more than convenience; it's a lifestyle of seamless, elevated living. Inside, the 1,504 sq. ft. residence is a testament to sophisticated design and superior craftsmanship. From custom wood cabinetry by Canadian designer Andre Julien to the state-of-the-art Miele appliances in the chef's kitchen, every detail speaks to timeless elegance. The open-concept floor plan, framed by 9-ft ceilings and floor-to-ceiling windows, creates a sense of airy openness while drawing your eyes to the stunning cityscape beyond. The master suite is designed as a private retreat, complete with direct access to the terrace, a walk-through dressing room, and a spa-inspired ensuite that ensures your personal space is as luxurious as the rest of the residence. Additional highlights include a dedicated office space, perfect for the modern professional, and two premium underground parking stalls.