

# \$1,483,000 - 1608, 108 9 Avenue Sw, Calgary

MLS® #A2205395

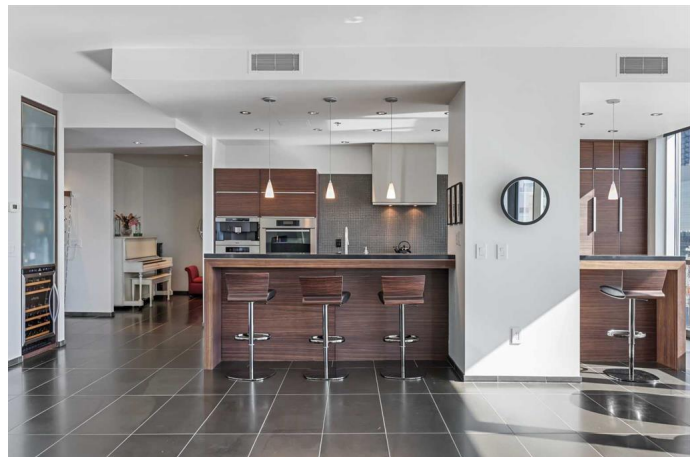
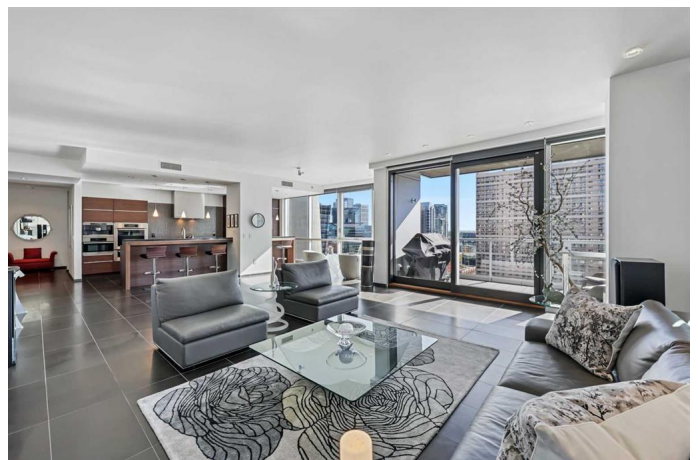
**\$1,483,000**

2 Bedroom, 3.00 Bathroom, 2,164 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Welcome to refined urban living in this gorgeous 2-bedroom, 2.5-bathroom suite on the 16th floor of the exclusive Le Germain Residences in downtown Calgary. Spanning more than 2,150 square feet, this south-west corner suite showcases panoramic views of the city skyline and the Rocky Mountains, offering an elevated lifestyle complemented by Le Germain's renowned hotel amenities and services. This exquisite, original owner residence is adorned with custom European lighting, porcelain tile and natural stone flooring with in-floor heating throughout. The spacious open-concept layout is highlighted by floor-to-ceiling windows, flooding the space with natural light and providing glorious city and mountain views. The expansive SW corner balcony, complete with lighting and BBQ gas outlet, provides additional outdoor entertaining space to revel in the breathtaking vistas. The expansive gourmet kitchen is a culinary masterpiece, boasting a rich espresso colour palette, sleek European-style cabinetry, quartz countertops, high-end Miele appliance package including coffee maker and wine fridge, and a large island that serves as a focal point for gatherings and casual dining. The sophisticated formal dining room is close by for hosting the most intimate of dinner parties with a seamless flow that's ideal for entertaining. The primary suite is a sanctuary of tranquility, featuring a spa-inspired ensuite with dual vanities, a Kohler soaker tub, and Le Germain's signature glass-encased



shower and is complemented with a spacious, custom walk-in closet that offers exceptional storage and organization. The secondary bedroom wing is equally impressive with its own views, private corridor and ensuite bathroom. Spacious and functional laundry room is equipped with a full-size Miele washer and dryer for ultimate convenience and a separate kitchen pantry makes storage a breeze. This exceptional suite is distinguished by 9â€™™ ceilings, solid core doors, a private valet closet for deliveries, motion sensor lighting in closets, and was recently painted white for a fresh, modern ambiance and canvas for your artwork. Residents enjoy an array of exclusive amenities, including concierge service, guest valet parking, and access to Le Germain Hotelâ€™™s premier offerings such as a state-of-the-art fitness centre, RNR Wellness Spa, housekeeping and linen service, in-residence room service, meeting facilities, and the iconic Charcut restaurant. The property includes two underground parking stalls and a secure storage area, providing unparalleled convenience. Positioned between the Calgary Tower and Stephen Avenue, Le Germain Residencesâ€™™an architectural collaboration by the acclaimed LeMay Michaud and Group Germainâ€™™set a new benchmark in luxury living and hospitality in Calgary. This is more than just a home; itâ€™™s a statement of prestige and sophistication, perfectly tailored for the discerning buyer seeking an exceptional downtown lifestyle.

Built in 2009

**Essential Information**

MLS® #	A2205395
Price	\$1,483,000
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,164
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1608, 108 9 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3H9

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Spa/Hot Tub, Visitor Parking
Parking Spaces	2
Parking	Assigned, Parkade, Stall, Side By Side

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Geothermal
Cooling	Central Air
# of Stories	20

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Concrete

### Additional Information

Date Listed	March 27th, 2025
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Days on Market	25
Zoning	CR20-C20

## **Listing Details**

Listing Office	Sotheby's International Realty Canada
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