



108 9 Avenue Calgary Alberta

\$1,999,000

This stunning Douglas Cridland designed, 17th floor Le Germain residences offers the finest in downtown living, with more than 2300sq ft of modern design and elegant finishes, and another 600sq ft on the uncovered terrace overlooking Stephen Ave and spectator downtown city scape. The primary suite boasts a private balcony with mountain views, massive walk-in closet and dressing room, and freshly updated 5pc. Ensuite. The large 2nd bedroom offers a spacious closet, built-in desk and incredible downtown views., and renovated en-suite bath. The extensive Custom millwork throughout the unit complement floor to ceiling windows and reform the hallways add unique artistry. Lights, blinds, temperature control - including A/C, TV and audio are fully automated by Lutron system. A true chefs' kitchen with new, rare stone, granite countertops and backsplash, full Miele built-in appliances, Miele wine fridge, custom Zebrano wood cabinets, and gas range. Other features include hot water softener, 24 concierge service, valet closet, and gym. Close to shopping, dining, and nightlife, this remarkable penthouse is one of a kind in Calgary, and must be seen to be appreciated. (id:6769)

Primary Bedroom 17.25 Ft x 17.50 Ft

Bedroom 15.25 Ft x 21.67 Ft

Kitchen 10.17 Ft x 20.08 Ft

Living room 18.17 Ft x 25.17 Ft

Dining room 17.58 Ft x 17.83 Ft

Laundry room 6.75 Ft x 10.83 Ft

5pc Bathroom .00 Ft x .00 Ft

3pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



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Coldwell Banker Mountain Central

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Mirror

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