



108 9 Avenue Calgary Alberta

\$2,250,000

Step into a realm where luxury knows no bounds, where every detail is meticulously curated to indulge your senses and elevate your lifestyle. Welcome to the epitome of modern opulence - this bespoke two-storey top floor penthouse is nestled within the prestigious confines of Le Germain, an emblem of sophistication in downtown Calgary. Be prepared to be mesmerized by the architectural marvel that graces the skyline - a testament to contemporary elegance & European-inspired design. Crafted by the visionary minds of Groupe Germain, in collaboration with esteemed architects Lemay Michaud & Douglas Cridland, this penthouse transcends mere living space; it is a veritable masterpiece that seamlessly blends form and function. Upon entering, you immerse yourself in a symphony of light and space. Three patios beckon, each offering panoramic vistas that stretch from the city skyline to the majestic Rockies, creating an idyllic backdrop for soirees under the stars or moments of serene contemplation. Step into the expansive living area, where vaulted ceilings soar overhead & a sleek fireplace invites intimate gatherings. Adorned with glass accents, natural stone finishes, and curated artwork, every corner exudes an air of refinement and sophistication. For the culinary enthusiast, the gourmet kitchen awaits, equipped with state-of-the-art appliances, quartz countertops, and custom cabinetry - a sanctuary where culinary creativity knows no bounds. Retreat to the upper level, where the allure of the cityscape is matched only by the lavish comfort of the primary bedroom. Here, panoramic views serve as a backdrop to moments of relaxation in the lavish ensuite, complete with a deep soaker tub and walk-in shower. Guests are afforded their own sanctuary, boasting city views and luxurious amenities, including an ensuite bathroom and ample storage space. A convenient office area with cu...

Primary Bedroom 16.92 Ft x 19.08 Ft

Bedroom 19.00 Ft x 9.25 Ft

Other 10.33 Ft x 10.42 Ft

Office 8.58 Ft x 6.67 Ft

Furnace 3.42 Ft x 7.00 Ft

3pc Bathroom Measurements not available

Living room 16.25 Ft x 22.92 Ft

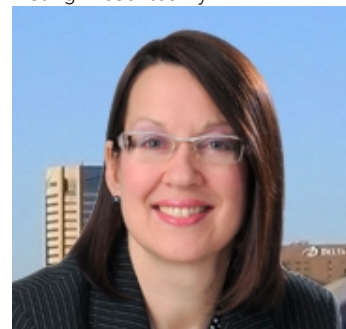
Dining room 16.33 Ft x 12.75 Ft

Kitchen 19.75 Ft x 15.25 Ft

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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(CENTRAL)**

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5pc Bathroom Measurements not available

Storage 6.83 Ft x 6.92 Ft