



## 108 9 Avenue Calgary Alberta

\$1,049,900

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. (id:6769)

2pc Bathroom 7.50 Ft x 3.25 Ft

Dining room 13.17 Ft x 16.83 Ft

5pc Bathroom 18.75 Ft x 8.25 Ft

Bedroom 15.83 Ft x 15.42 Ft

Den 9.92 Ft x 8.92 Ft

Living room 25.00 Ft x 17.75 Ft

Foyer 9.92 Ft x 5.17 Ft

Kitchen 11.67 Ft x 16.83 Ft

Furnace 5.75 Ft x 5.67 Ft

Other 9.25 Ft x 5.75 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

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