



## 108 9 Avenue Calgary Alberta

\$669,999

Welcome to the epitome of upscale living in the heart of downtown! This truly exceptional opportunity to own a piece of luxury awaits you at the prestigious Le Germain building. With its prime location, this executive suite offers the best in city living and boasts a spacious layout tailored for working professionals or couples seeking sophistication and comfort. There is over 950 sq/ft of living space complete with an oversized bedroom and walk in closet for ample storage. Attached to the bedroom is a luxurious five-piece en-suite including a lavish soaker tub, separate shower and dual vanity. The open kitchen is equipped with white quartz countertops surrounding high-end built in appliances including a gas cooktop, built in oven, microwave and wine fridge. The expansive living room has floor to ceiling south facing windows flooding the unit with beautiful natural light. The balcony overlooks Calgary's greatest iconic building ensuring one of the most unique views the city has to offer. The second half washroom is located beside the foyer for your guest's convenience. The building is crafted with thoughtful design and modern finishes paying attention to every detail. This unit comes with two underground side-by-side parking stalls in addition to a secure storage locker. Enjoy a range of amenities including concierge services, a car and pet washing station and state of the art fitness facility. There is also access to adjacent hotel amenities such as housekeeping, spa and catering. This central location offers easy access to numerous restaurants, C-Train transit, ample shopping, and more. Don't miss this extraordinary opportunity to live in style and comfort in one of downtown's most sought-after buildings. (id:6769)

Living room 15.42 Ft x 15.50 Ft

Kitchen 11.00 Ft x 8.58 Ft

Dining room 10.92 Ft x 8.50 Ft

Primary Bedroom 13.92 Ft x 10.75 Ft

Other 6.08 Ft x 4.08 Ft

5pc Bathroom 15.00 Ft x 8.67 Ft

Foyer 5.58 Ft x 5.08 Ft

Other 9.75 Ft x 4.58 Ft

Laundry room 4.92 Ft x 3.92 Ft

Furnace 4.00 Ft x 3.33 Ft

2pc Bathroom 7.25 Ft x 3.17 Ft

Other 19.58 Ft x 7.50 Ft

Listing Presented By:



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