

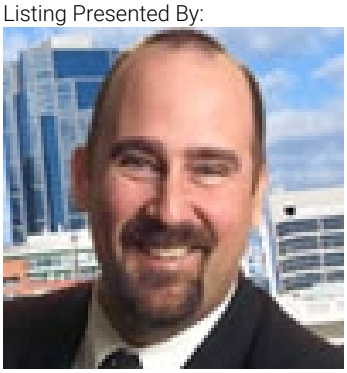
108 9 Avenue Calgary Alberta

$1,595,000

Experience elevated urban living in this exceptional original-owner residence on the 16th floor of Le Germain Residences -- a refined address synonymous with luxury, discretion, and the effortless convenience of hotel-inspired living. Perfectly tailored for sophisticated down-sizers seeking lock-and-leave ease without compromise, this expansive 2-bedroom plus den, 2.5-bath suite offers over 2,300 sq. ft. and an unparalleled blend of comfort, functionality, and executive-style elegance in the heart of downtown Calgary.Framed by breathtaking skyline vistas through expansive floor-to-ceiling windows, the home is bathed in natural light while showcasing the energy and beauty of the city below. Thoughtfully curated and extensively upgraded throughout, every detail reflects timeless quality and elevated design. Rich hardwood flooring flows seamlessly throughout the principal living spaces, complemented by gorgeous Cristallo granite countertops and an impressive array of custom cabinetry additions that enhance both aesthetics and everyday practicality. The chef-inspired kitchen is exceptionally appointed with high-end Miele and Sub-Zero appliances, a built-in liquor cabinet with additional beverage drawers, wine fridge, and built-in coffee maker, all complemented by a rare walk-through pantry featuring an abundance of custom cabinetry and exceptional storage. The private den or office also showcases tailored millwork ideal for working from home in style. The primary suite is a true sanctuary of tranquility, complete with its own west-facing balcony and a spa-inspired ensuite featuring dual vanities, a luxurious Kohler soaker tub, and a spacious dressing room conveniently adjacent to the laundry room. The secondary bedroom is equally impressive, offering stunning floor-to-ceiling window views, a private corridor, and its own beautifully appointed ensuite bathroom -- creati...

Living room 24.58 Ft x 17.50 Ft
Dining room 11.58 Ft x 17.50 Ft
Kitchen 26.75 Ft x 10.58 Ft
Office 7.83 Ft x 17.50 Ft
Foyer 7.08 Ft x 11.00 Ft
Primary Bedroom 27.00 Ft x 22.42 Ft
Bedroom 21.25 Ft x 15.67 Ft
Laundry room 11.08 Ft x 6.75 Ft
3pc Bathroom Measurements not available
5pc Bathroom Measurements not available
2pc Bathroom Measurements not available

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca