



108 9 Avenue Calgary Alberta

\$625,000

Experience elevated downtown living in this exceptional executive suite on the 17th floor of the prestigious Le Germain Residences. Offering 1,223 sqft of sophisticated living space, this beautifully designed home features 1 bedroom, 1.5 bathrooms, a dedicated office, one underground parking stall, and premium finishes throughout. Perfectly suited for professionals, executives, or couples seeking luxury, comfort, and convenience in the heart of the city. Step inside to discover a thoughtfully designed open concept layout where the living, dining, and kitchen spaces seamlessly connect to create an ideal environment for both everyday living and entertaining. Tile flooring extends throughout the main living areas, while floor-to-ceiling windows flood the home with natural light and showcase spectacular downtown views. The designer kitchen is a true showpiece, featuring sleek zebrawood cabinetry, white quartz countertops, and a striking blue cube glass tile backsplash. A premium suite of built-in Miele appliances includes a gas cooktop, wall oven, microwave, warming drawer, coffee system, wine refrigerator, and integrated refrigeration, delivering both exceptional performance and timeless style. A standout feature of this home is the dedicated office, complete with a built-in desk and its own storage closet. Whether you're working from home, managing a business, or simply looking for a quiet reading or creative space, this flexible area adds valuable functionality without compromising the openness of the home. The spacious primary bedroom offers a peaceful retreat with an impressive custom walk-in wardrobe featuring built-in shelving, drawers, and extensive storage. The luxurious 5-piece ensuite is designed for relaxation, complete with dual vanities, a separate glass shower, and a deep soaker tub with a sleek laminar flow tub filler, creating a spa-inspired experience...

Foyer 12.25 Ft x 5.58 Ft

Living room 18.42 Ft x 11.75 Ft

Dining room 18.42 Ft x 10.58 Ft

Kitchen 9.83 Ft x 12.67 Ft

Bedroom 16.17 Ft x 21.17 Ft

Other 10.50 Ft x 7.00 Ft

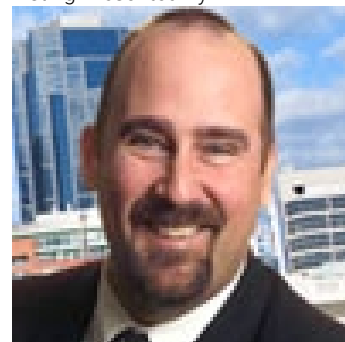
Den 5.50 Ft x 7.25 Ft

Furnace 4.58 Ft x 2.17 Ft

2pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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