



# 108 9 Avenue Calgary Alberta

\$675,000

Welcome to Le Germain Residences, an extraordinary hotel-residential condo that offers more than just a place to live. Located at 1703-108 9 Ave SW Calgary, this unique skyscraper provides stunning views, impeccable concierge service, and unmatched amenities. Enjoy luxurious spa facilities, saunas, chill lounges, a massive gym with panoramic views, outdoor fireplaces and lounging areas, housekeeping, dry cleaning, valet service, pet washing, car wash, and two underground parking stalls. As you enter the 17th-floor unit, you are welcomed by floor-to-ceiling windows showcasing incredible views from every room. The good-sized front entryway features double closets and a built-in desk, leading to an open floor plan with 9 ft ceilings. The living, dining, and custom kitchen space boasts a sit-up island, quartz countertops, and a luxury Miele appliance package, including a custom-paneled fridge, stainless steel hood fan, wall ovens, steam oven, and built-in cappuccino machine. The large master bedroom offers even more stunning views, a 5-piece ensuite, and a walk-in closet. This 1-bedroom condo spans 1,076 sq ft and includes 1.5 bathrooms and a large heated outside deck with gorgeous views overlooking the city skyline. Living in this prime location means you can walk or bike everywhere and enjoy the fantastic restaurants and vibrant atmosphere of Stephen Avenue. Nearby amenities include the Core Shopping Centre, Calgary Tower, Glenbow Museum, and the beautiful Devonian Gardens. Enjoy dining at top-notch restaurants such as Charcut Roast House, Teatro, and Milestones. Outdoor enthusiasts will appreciate the proximity to Prince's Island Park and the Bow River pathways. Experience luxurious living without the maintenance at Le Germain Residences, where life is lived to the fullest. (id:6769)

Living room/Dining room 24.17 Ft x 14.67 Ft  
 Kitchen 11.75 Ft x 10.33 Ft  
 Foyer 13.33 Ft x 4.83 Ft  
 Other 8.00 Ft x 5.92 Ft  
 Furnace 4.42 Ft x 2.42 Ft

Primary Bedroom 15.50 Ft x 14.67 Ft  
 Other 8.58 Ft x 6.00 Ft  
 5pc Bathroom 13.25 Ft x 8.17 Ft  
 2pc Bathroom 6.58 Ft x 3.67 Ft  
 Other 20.17 Ft x 5.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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