



# 108 9 Avenue Calgary Alberta

\$1,530,000

Welcome to refined urban living in this gorgeous 2-bedroom, 2.5-bathroom suite on the 16th floor of the exclusive Le Germain Residences in downtown Calgary. Spanning more than 2,150 square feet, this south-west corner suite showcases panoramic views of the city skyline and the Rocky Mountains, offering an elevated lifestyle complemented by Le Germain's renowned hotel amenities and services. This exquisite residence is adorned with custom European lighting, porcelain tile and natural stone flooring with in-floor heating throughout. The spacious open-concept layout is highlighted by floor-to-ceiling windows, flooding the space with natural light and providing glorious city and mountain views. The expansive SW corner balcony, complete with lighting and BBQ gas outlet, provides additional outdoor entertaining space to revel in the breathtaking vistas. The expansive gourmet kitchen is a culinary masterpiece, boasting a rich espresso colour palette, sleek European-style cabinetry, quartz countertops, high-end Miele appliance package including coffee maker and wine fridge, and a large island that serves as a focal point for gatherings and casual dining. The sophisticated formal dining room is close by for hosting the most intimate of dinner parties with a seamless flow that's ideal for entertaining. The primary suite is a sanctuary of tranquility, featuring a spa-inspired ensuite with dual vanities, a Kohler soaker tub, and Le Germain's signature glass-encased shower and is complemented with a spacious, custom walk-in closet that offers exceptional storage and organization. The secondary bedroom wing is equally impressive with its own views, private corridor and ensuite bathroom. Spacious and functional laundry room is equipped with a full-size Miele washer and dryer for ultimate convenience and a separate kitchen pantry makes storage a breeze. This exceptional suite...

Living room 27.42 Ft x 24.00 Ft

Kitchen 17.58 Ft x 9.58 Ft

Dining room 11.42 Ft x 9.92 Ft

Pantry 5.75 Ft x 3.42 Ft

Foyer 12.42 Ft x 5.50 Ft

Primary Bedroom 15.25 Ft x 13.33 Ft

Laundry room 9.92 Ft x 5.58 Ft

Other 10.08 Ft x 6.50 Ft

2pc Bathroom 5.00 Ft x 4.33 Ft

3pc Bathroom 10.58 Ft x 6.33 Ft

5pc Bathroom 12.42 Ft x 10.33 Ft

Other 14.83 Ft x 7.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Bedroom 15.58 Ft x 12.17 Ft