

1706, 108 9 Avenue SW  
Calgary, Alberta

MLS # A2301723



## \$580,000

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	919 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,140
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, See Remarks		

**Inclusions:** None

Welcome to upscale downtown living at Le Germain Hotel Calgary. Located in one of the city's most sought-after buildings, this executive suite offers over 900 sq ft of well-designed living space, ideal for working professionals or couples looking for comfort and convenience in the heart of the city. The spacious bedroom features a walk-in closet with ample storage and is connected to a five-piece ensuite complete with a soaker tub, separate shower, and dual vanity. The open kitchen is finished with white quartz countertops and includes built-in appliances such as a gas cooktop, wall oven, microwave, and wine fridge. The living room is bright and inviting, with floor-to-ceiling south-facing windows that bring in plenty of natural light throughout the day. Step out onto the balcony and enjoy a unique downtown view, including a direct sightline to one of Calgary's iconic buildings. A convenient two-piece bathroom is located off the foyer for guests. The building itself offers modern finishes and thoughtful design throughout. This unit also includes two underground side-by-side parking stalls and a secure storage locker. Residents enjoy access to concierge services, a car and pet wash station, and a well-equipped fitness facility, along with optional access to adjacent hotel amenities including housekeeping, spa services, and catering. All of this is set within walking distance to restaurants, shopping, and Calgary CTrain access, making it an excellent opportunity for downtown living.