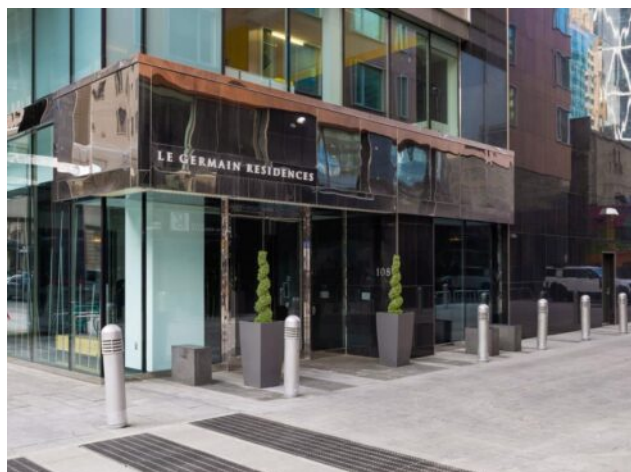


1502, 108 9 Avenue SW
Calgary, Alberta

MLS # A2306614



\$699,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,210 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,414
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Siding	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Miele Coffee Machine

Perched high above the city in the exclusive Le Germain Residences, this 1-bedroom, 1.5-bath suite offers elevated downtown living with sweeping views of the city skyline and Stephen Avenue. The open-concept layout features spacious living and dining areas, and a sleek kitchen with zebrawood cabinetry, and quartz countertops, complemented by a premium suite of Miele appliances including a built-in coffee system, wall oven, warming drawer, gas cooktop, and integrated refrigerator. Floor-to-ceiling windows fill the space with natural light. The primary suite includes remote blinds, a large walk-in-closet with custom organizers, and a spa-inspired ensuite with a dual vanity, a soaker tub with laminar flow tub filler and a walk-in shower. Features like in-floor heating, and central air conditioning ensure year-round comfort and in-suite laundry provides convenience. This unit also includes two underground parking stalls with electrical outlets and secure storage. Residents enjoy concierge service, a fitness centre, sauna, bike storage, car wash, and pet wash. Exclusive hotel-style à la carte services including housekeeping, dry cleaning, and room service from Charcut available through the concierge, offering a true lock-and-leave lifestyle. Ideally located in the heart of downtown, you’re steps to the Plus 15 network, the CORE Shopping Centre, Calgary Tower, restaurants, cafes, entertainment, and the business district offering unmatched walkability and convenience in one of Calgary’s most iconic urban corridors.