

# \$1,483,000 - 1608, 108 9 Avenue Sw, Calgary

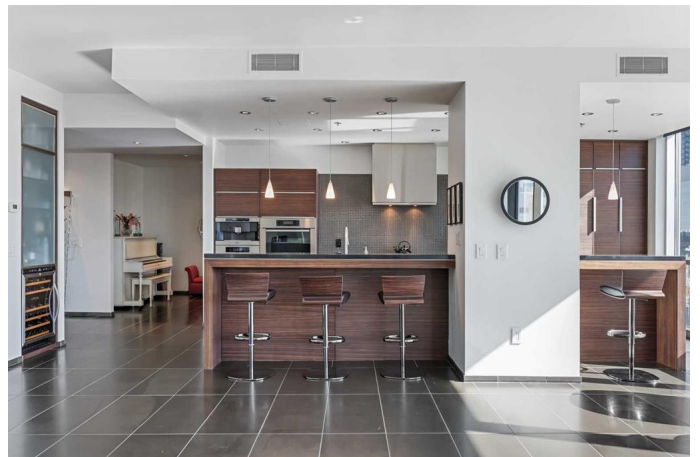
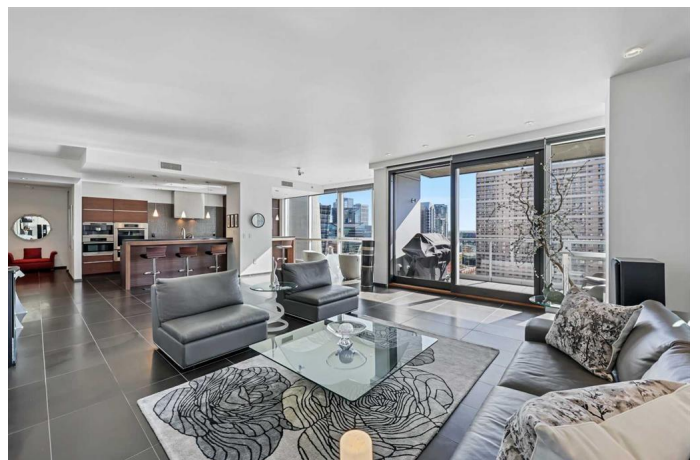
MLS® #A2205395

**\$1,483,000**

2 Bedroom, 3.00 Bathroom, 2,164 sqft  
Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

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, original owner 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 is distinguished by 9' ceilings, solid core doors, a private valet closet for deliveries, motion sensor lighting in closets, and was recently painted white for a fresh, modern ambiance and canvas for your artwork. Residents enjoy an array of exclusive amenities, including concierge service, guest valet parking, and access to Le Germain Hotel's premier offerings such as a state-of-the-art fitness centre, RNR Wellness Spa, housekeeping and linen service, in-residence room service, meeting facilities, and the iconic Charcut restaurant. The property includes two underground parking stalls and a secure storage area, providing unparalleled convenience. Positioned between the Calgary Tower and Stephen Avenue, Le Germain Residences is an architectural collaboration by the acclaimed LeMay Michaud and Group Germain set a new benchmark in luxury living and hospitality in Calgary. This is more than just a home; it's a statement of prestige and sophistication, perfectly tailored for the discerning buyer seeking an exceptional downtown lifestyle.

Built in 2009

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2205395    |
| Price    | \$1,483,000 |
| Bedrooms | 2           |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 2,164             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1608, 108 9 Avenue Sw    |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P 3H9                  |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Assigned, Parkade, Stall, Side By Side   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)       |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | In Floor, Forced Air, Geothermal  |
| Cooling           | Central Air   |
| # of Stories      | 20  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Construction      | Concrete                        |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 27th, 2025 |
|-------------|------------------|

Days on Market 16  
Zoning CR20-C20

### **Listing Details**

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.