



1602, 108 9 Avenue SW
Calgary, Alberta

MLS # A2290976



\$699,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,217 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,423
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Enjoy living at one of Calgary's premiere apartment residences, Le Germain. Located in the heart of the city only steps to the shops, eateries, and entertainment of Stephen Avenue. This spacious one bedroom plus den has a fabulous view of downtown with its floor to ceiling windows. The open plan features an island kitchen with a Miele stainless steel appliance package that includes a warming tray and a coffee maker. The kitchen is beautifully finished with quartz counters. Relax in the den with its stylish and functional wood wall unit. The master has lots of storage with a built in wardrobe as well as a walk in closet with built ins. Unwind in the luxurious en suite that has dual vanities, large soaker tub, and walk in shower. Included are two indoor parking stalls and a storage locker. Le Germain offers amenities such as full concierge service, a fitness and spa area, fine dining valet service, and maid service. The property offers a lifestyle that few can duplicate. Do not miss it!