



1806, 108 9 Avenue SW  
Calgary, Alberta

MLS # A2152860



**\$675,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Assigned, Enclosed, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Forced Air, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,170
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Built in Coffee Machine

ELEVATE your lifestyle with this stunning one-bedroom, one-and-a-half-bathroom apartment nestled at the base of the iconic Calgary Tower, right in the vibrant heart of downtown Calgary. Boasting spectacular southern views, this residence offers a blend of LUXURY and convenience that truly sets it apart. Step into an open-concept haven where sophistication meets functionality. The spacious living area is perfect for both relaxation and entertaining, featuring a chef’s kitchen equipped with high-end appliances, including a built-in coffee machine for your morning brew. The thoughtfully designed layout also includes a versatile OFFICE / DEN area, ideal for working from home or enjoying quiet reflection. The master suite is a true retreat, complete with a massive ensuite bathroom featuring a luxurious SOAKER tub and a stand-up shower. A WALK-IN closet off the bedroom offers ample storage space and convenience. For added practicality, the unit includes a SPECIAL CLOSET where dry cleaning and packages can be delivered directly from concierge for easy pickup. Enjoy a large balcony that extends your living space outdoors, perfect for relaxing with a VIEW or hosting gatherings. The apartment also accommodates a dedicated dining area, ensuring ample space for elegant meals. Additionally, the unit comes with TWO parking stalls and a secure storage locker for your convenience. This residence is part of a pet-friendly building, enhancing your quality of life with access to world-class amenities. Maintain your wellness routine in the state-of-the-art fitness center, unwind at the exclusive wellness spa, or utilize the car and dog wash facilities. For added luxury, room service, housekeeping, dry cleaning, and spa services are available as optional add-ons. Indulge in fine dining options located downstairs, or enjoy the luxury of room service right at home. This

apartment offers the sophistication of a five-star hotel within the comfort of your own residence. Don't miss the opportunity to enhance your lifestyle with this unparalleled living experience.