

\$1,999,000 - 2004, 108 9th Avenue Sw, Calgary

MLS® #A2264092

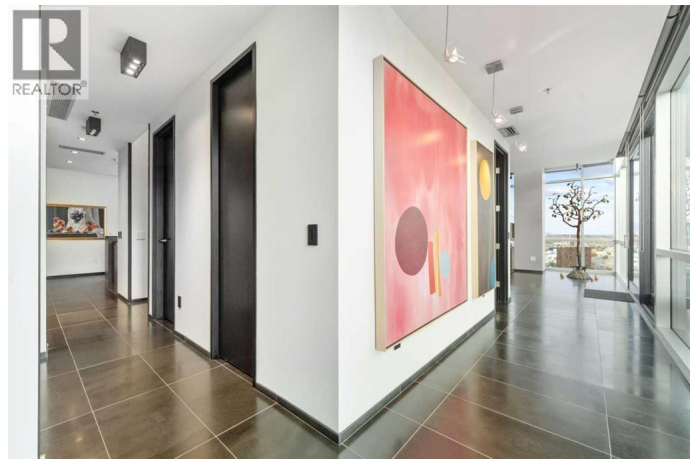
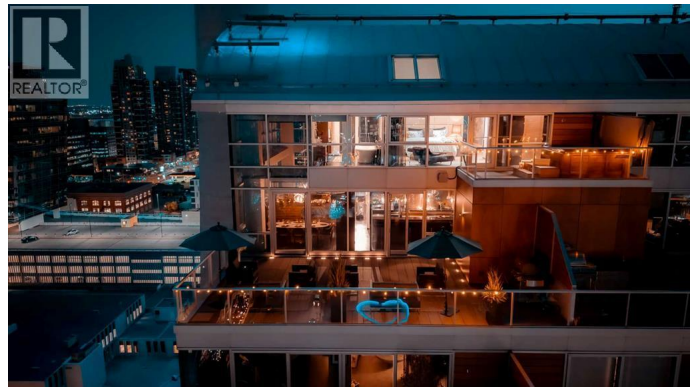
\$1,999,000

2 Bedroom, 3.00 Bathroom, 2,399 sqft

Single Family

Downtown Commercial Core, Calgary, Alberta

Executive Two-Story Penthouse with Expansive Downtown Views of Calgary and beyond. Showcasing breathtaking North, South and East exposure. Ideally located next to Calgary's Arts Common Building, Glenbow Museum, Calgary Tower, the historical Palliser Hotel, as well as Stephen Avenue Street Mall with its endless restaurants, cafes, shops and lounges. The residence at the Le Germain offers a true elevated lifestyle with world-class amenities such as Concierge, Spa and Gym access, housekeeping services, dry cleaning services, 24/7 building surveillance, pet wash, car wash, maintenance, as well as a hotel account privileges and in-suite dining delivered to your door from the award winning Charcut Restaurant all at your fingertips. With two elevators taking you to the 20th floor, you will enter 2,383. sq.ft. of luxury living with soaring ceilings through out including a vaulted living room, custom fireplace featuring leathered silver wave marble and Zebra Walnut built in cabinetry through out. The chef-inspired kitchen offers Miele appliances including built-in oven, 5 burner gas cook top, warming drawer, microwave/convection oven, range hood, built-in coffee machine, dishwasher and refrigerator. Also featured is the stackable Asko Washer and Dryer and Cavavin by LG wine refrigerator. With black quartz countertops adorning the cooking space as well as the expansive island. With endless built in storage along the West wall including the Concierge closet to receive your deliveries and



dry cleaning. Across the hall enjoy the separate laundry room where the custom cabinetry continues, including a convenient laundry chute from the second floor down. Under the stairwell you will find in-suite storage. Expand your living space through the nine-foot doorway leading to a 630 sq.ft. (approx.) terrace, one of three balconies enhancing the skyline views, from the second 39-ft. long (approx.) south facing balcony enjoy spectacular views of the Calgary Tower and beyond. Upstairs, the primary suite offering stunning north facing views, a five-piece ensuite including an oversized shower, dual vanities and soaker tub. Following through with the custom Zebra walnut wood cabinetry into the walk-in closet, with built-in safe and enjoy your private deck with hot tub, overlooking the lively Stephen Avenue Street Mall. The guest suite features south-facing views providing comfort and privacy with its own three-piece ensuite. Across from the guest suite find a coinvent office or study area with a custom desk. Enjoy three separate air conditioning units, one for each level of the suite. Included are two assigned parking stalls, with use of a third and one storage unit. Truly sophisticated urban living at its finest. (id:6289)

Built in 2009

Essential Information

Listing #	A2264092
Price	\$1,999,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	2,399
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2004, 108 9th Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
Province	Alberta
Postal Code	T2P0S9

Amenities

Amenities	Schools, Shopping, Car Wash, Exercise Centre
Features	No Animal Home, Gas BBQ Hookup, Parking
Parking Spaces	3
Parking	Underground

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Oven, Microwave, Garburator, Oven - Built-In, Hood Fan, See remarks, Washer & Dryer
Heating	Geo Thermal Other, Forced air, In Floor Heating
Cooling	Central air conditioning, See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	20

Exterior

Exterior	Concrete, Metal
Construction	Poured concrete

Listing Details

Listing Office	Real Broker
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Listing information last updated on October 14th, 2025 at 11:16pm CDT