

\$625,000 - 1506, 108 9 Avenue Sw, Calgary

MLS® #A2221905

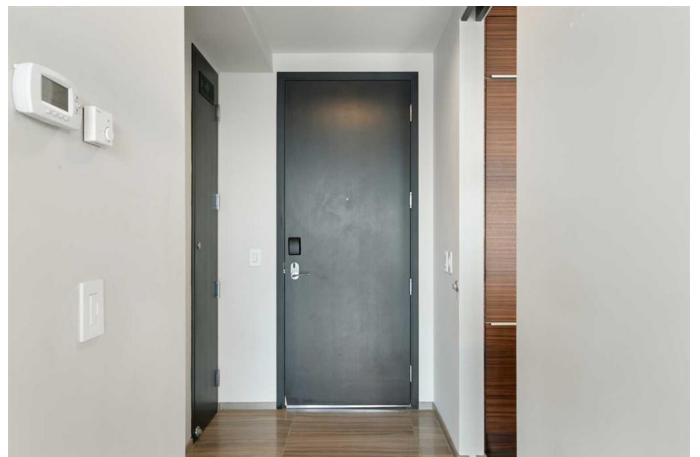
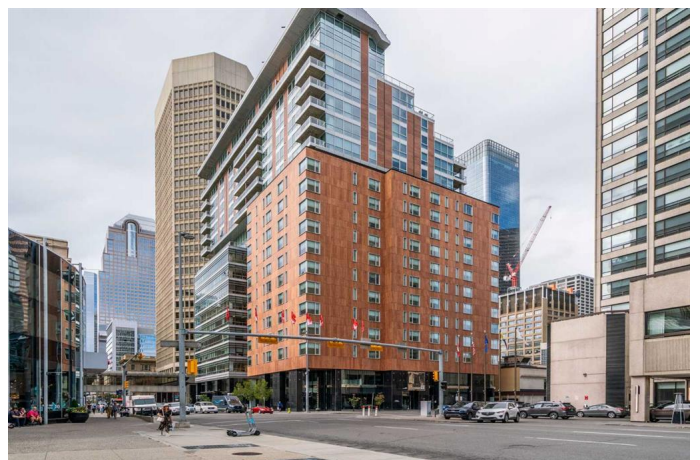
\$625,000

1 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Welcome to Le Germain Residences, where sophisticated design, hotel-inspired amenities, and unbeatable downtown convenience come together to offer a truly elevated lifestyle. This expansive 1 bedroom, 1.5 bathroom suite delivers nearly 1,000 square feet of refined living in one of Calgary's most prestigious addresses. Thoughtfully designed for both everyday comfort and stylish entertaining, the open-concept layout is framed by floor-to-ceiling windows that flood the space with natural light and showcase dynamic city views. The spacious living room flows effortlessly into a well-proportioned dining area, complete with a brand-new statement light fixture, setting the tone for elegant evenings in. Just off the main space, a dedicated nook provides the perfect spot for a home office, ideal for today's flexible lifestyle. The kitchen is a modern masterpiece, offering ample cabinetry and storage, quartz countertops, high-end integrated appliances, a gas cooktop, and a large island with bar seating. Retreat to the oversized bedroom, a serene haven featuring a walk-in closet and a spa-inspired ensuite with dual vanities, a deep soaker tub, glass shower, and an abundance of cabinetry and built-in storage. A stylish powder room, in-suite laundry, and private balcony round out this exceptional home. As a resident of Le Germain, you'll enjoy access to world-class amenities, including a state-of-the-art fitness centre, concierge service, underground car wash, and the ability



to access hotel services such as housekeeping, spa treatments, and room service. With two titled underground parking stalls and a storage locker, this is luxury livingâ€”without compromise. Located just steps from Calgaryâ€™s best restaurants, boutique shopping, the Core Centre, Stephen Avenue, and the Bow River Pathway, this is a rare opportunity to live at the intersection of ease, elegance, and excitement. Experience a new standard of downtown living. Welcome home to Le Germain.

Built in 2009

Essential Information

MLS® #	A2221905
Price	\$625,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	950
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1506, 108 9 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3H9

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking
-----------	--

Parking Spaces	2
Parking	Assigned, Parkade

Interior

Interior Features	High Ceilings, Open Floorplan, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Geothermal
Cooling	Central Air
# of Stories	19

Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding

Additional Information

Date Listed	May 16th, 2025
Days on Market	6
Zoning	CR20-C20

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.