

# \$599,900 - 1506, 108 9 Avenue Sw, Calgary

MLS® #A2221905

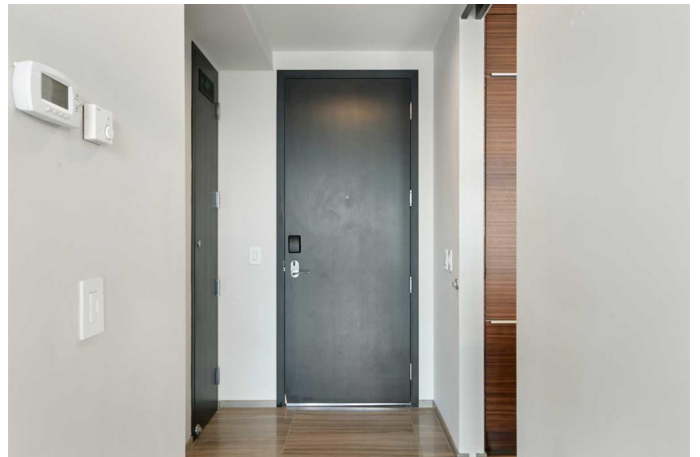
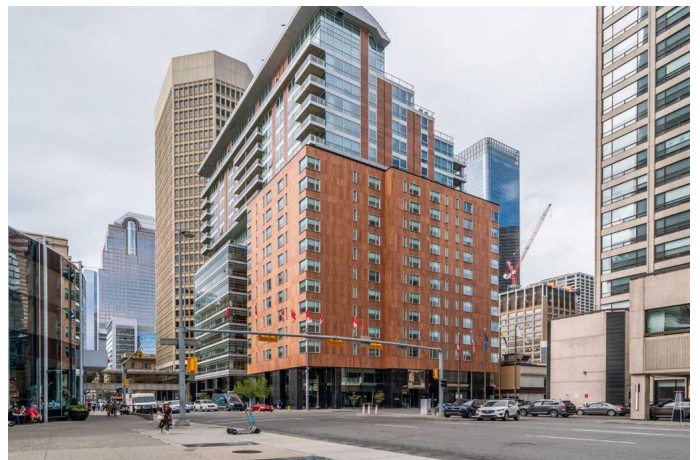
**\$599,900**

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	\$599,900
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
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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	38
Zoning	CR20-C20

## Listing Details

Listing Office	Royal LePage Benchmark
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