

## DOWNTOWN



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**RE/MAX**  
House of Real Estate

#20, 2439 54 Avenue S.W.  
Calgary, Alberta T3E 1M4







## SPECIFICATIONS

#1806, 108 9th Avenue SW

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<b>City:</b>	Calgary	<b>Type:</b>	High Rise Condo
<b>Community:</b>	Downtown	<b>Style:</b>	Single Level
<b>MLS #:</b>	C3413357	<b>Year Built:</b>	2009

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<b>Bedrooms:</b>	1	<b>Flooring:</b>	Stone, Carpet
<b>Full Baths:</b>	1	<b>Counter Tops:</b>	Quartz
<b>Half Baths:</b>	1	<b>Appliances:</b>	Stainless Steel
<b>Ensuite:</b>	Yes	<b>Condo Cont:</b>	TBD
<b>Fireplace:</b>	1	<b>SQFT:</b>	1271

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<b>Exterior:</b>	Glass/Wood	<b>Parking Type:</b>	Heated Underground
<b>Roof:</b>	Tar/Gravel	<b>Total Parking:</b>	1
<b>Amenities:</b>	See remarks	<b>Balcony:</b>	Yes
<b>Foundation</b>	Concrete	<b>Exposure:</b>	North
<b>Construction:</b>	Concrete	<b>Registered Size:</b>	139.68
<b>Heat Type:</b>	Geo-Thermal	<b>Landscape:</b>	Yes
<b>Heat Fuel:</b>	Geo-Thermal	<b>Laundry:</b>	In-suite

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**Description:**

Almost completed! This is one of 40 Penthouse unit in the highly sought after Le Germain building located in the heart of downtown. This is your chance to get in to this one of a kind development - taking Calgary luxury living to the next level. Floor to ceiling windows, huge balcony, two parking stalls that is underground and heated. Quartz counter tops, stone tiles, soft close cabinetry, top notch appliances. Proud owners can also enjoy the services offered by the luxury boutique hotel. This is a rare opportunity as the building is sold out!



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