1601 108 9 Avenue SW

Calgary | Active | MLS® A2309937

$1,595,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2010**	**2,325.08 sq. ft.**

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Listed by Sotheby's International Realty Canada

A closer look

Experience elevated urban living in this exceptional original-owner residence on the 16th floor of Le Germain Residences - a refined address synonymous with luxury, discretion, and the effortless convenience of hotel-inspired living. Perfectly tailored for sophisticated down-sizers seeking lock-and-leave ease without compromise, this expansive 2-bedroom plus den, 2.5-bath suite offers over 2,300 sq. ft. and an unparalleled blend of comfort, functionality, and executive-style elegance in the heart of downtown Calgary.

Framed by breathtaking skyline vistas through expansive floor-to-ceiling windows, the home is bathed in natural light while showcasing the energy and beauty of the city below. Thoughtfully curated and extensively upgraded throughout, every detail reflects timeless quality and elevated design. Rich hardwood flooring flows seamlessly throughout the principal living spaces, complemented by gorgeous Cristallo granite countertops and an impressive array of custom cabinetry additions that enhance both aesthetics and everyday practicality. The chef-inspired kitchen is exceptionally appointed with high-end Miele and Sub-Zero appliances, a built-in liquor cabinet with additional beverage drawers, wine fridge, and built-in coffee maker, all complemented by a rare walk-through pantry featuring an abundance of custom cabinetry and exceptional storage. The private den or office also showcases tailored millwork ideal for working from home in style. The primary suite is a true sanctuary of tranquility, complete with its own west-facing balcony and a spa-inspired ensuite featuring dual vanities, a luxurious Kohler soaker tub, and a spacious dressing room conveniently adjacent to the laundry room. The secondary bedroom is equally impressive, offering stunning floor-to-ceiling window views, a private corridor, and its own beautifully appointed ensuite bathroom - creating the perfect retreat for overnight guests. Even the laundry room has been elevated with extensive custom cabinetry for exceptional organization and storage.

Designed for both intimate evenings and sophisticated entertaining, the expansive 465 sq. ft. outdoor terrace becomes a true extension of the home with the addition of two commercial-grade gas patio heaters allowing for year-round enjoyment against the stunning backdrop of Calgary’s downtown skyline. Designer lighting fixtures throughout add warmth, sophistication, and a curated finishing touch to this impeccably maintained residence.

Offering the prestige and convenience of luxury hotel living, residents enjoy a premiere lifestyle defined by exclusive concierge service, exceptional hotel amenities including Charcut restaurant, valet parking, spa, fitness centre, room service and more. Complete with two parking stalls and secure storage, this is a rare opportunity to secure an elegant, turnkey residence in one of downtown’s most sought-after luxury addresses.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2309937
Bedrooms	2
Bathrooms	3

Year Built	2010
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	2,325.08 sq. ft.
Main Level Finished Area:	2,325.08 sq. ft.
Condo Fee:	$2,678.25
Condo Fee Includes:	Amenities of HOA/Condo
Front Exposure:	East
Unit Exposure:	North, West
Floor Location:	Other
Entry Level:	16
Stories Total:	20
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	7
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0

Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1011208
Heating:	In Floor, Forced Air
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Stone
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Assigned, Parkade, Secured, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Le Germain Residences
Community:	Downtown Commercial Core
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Sauna, Secured Parking, Spa/Hot Tub, Visitor Parking
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Warming Drawer, Washer, Window Coverings, Wine Refrigerator
Inclusions:	Two fridge drawers, Built-in Coffee maker, Instant hot water faucet
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 24'7" × 17'6" ·
Main Floor	Dining Room · 17'6" × 11'7" ·
Main Floor	Kitchen · 26'9" × 10'7" ·
Main Floor	Office · 17'6" × 7'10" ·
Main Floor	Foyer · 11' × 7'1" ·
Main Floor	Bedroom - Primary · 27' × 22'5" ·
Main Floor	Bedroom · 21'3" × 15'8" ·
Main Floor	Laundry · 11'1" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Lighting
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CR20-C20/R20
Listed Date:	May 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1601-108-9-avenue-sw-calgary-a2309937/

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