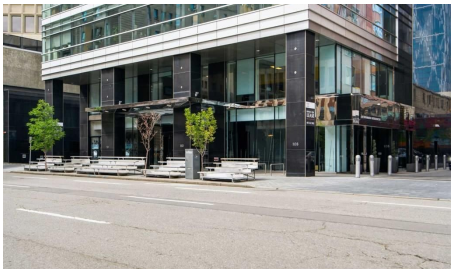
1702 108 9 Avenue SW

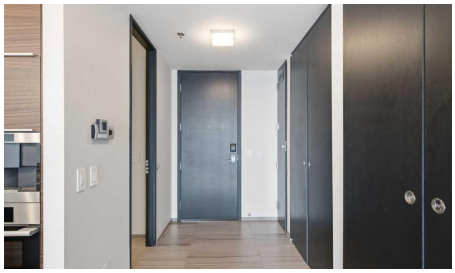
Calgary | Active | MLS® A2325580

$625,000









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**2009**	**1,222 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

Experience elevated downtown living in this exceptional executive suite on the 17th floor of the prestigious Le Germain Residences. Offering 1,223 sqft of sophisticated living space, this beautifully designed home features 1 bedroom, 1.5 bathrooms, a dedicated office, one underground parking stall, and premium finishes throughout. Perfectly suited for professionals, executives, or couples seeking luxury, comfort, and convenience in the heart of the city. Step inside to discover a thoughtfully designed open concept layout where the living, dining, and kitchen spaces seamlessly connect to create an ideal environment for both everyday living and entertaining. Tile flooring extends throughout the main living areas, while floor-to-ceiling windows flood the home with natural light and showcase spectacular downtown views. The designer kitchen is a true showpiece, featuring sleek zebrawood cabinetry, white quartz countertops, and a striking blue cube glass tile backsplash. A premium suite of built-in Miele appliances includes a gas cooktop, wall oven, microwave, warming drawer, coffee system, wine refrigerator, and integrated refrigeration, delivering both exceptional performance and timeless style. A standout feature of this home is the dedicated office, complete with a built-in desk and its own storage closet. Whether you're working from home, managing a business, or simply looking for a quiet reading or creative space, this flexible area adds valuable functionality without compromising the openness of the home. The spacious primary bedroom offers a peaceful retreat with an impressive custom walk-in wardrobe featuring built-in shelving, drawers, and extensive storage. The luxurious 5-piece ensuite is designed for relaxation, complete with dual vanities, a separate glass shower, and a deep soaker tub with a sleek laminar flow tub filler, creating a spa-inspired experience at home. A convenient 2-piece powder room is thoughtfully located off the foyer, providing privacy and comfort for visiting guests. Step outside onto your private balcony and enjoy a unique perspective of Calgary's vibrant downtown skyline, offering the perfect place to unwind after a busy day or enjoy your morning coffee above the city. This exceptional residence includes an underground parking stall. Residents of Le Germain enjoy an unparalleled lifestyle with concierge service, a fully equipped fitness centre, car wash and pet wash facilities, along with the opportunity to access the adjacent Le Germain Hotel's luxury services, including housekeeping, spa treatments at RnR Wellness, and more. Ideally located in the heart of downtown Calgary, you're just steps from award-winning restaurants, cafés, boutique shopping, the Plus 15 network, the CTrain, the Bow River pathway, and countless entertainment and cultural amenities. This is executive downtown living at its finest, where luxury, convenience, and timeless design come together in one of Calgary's most desirable condos.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325580
Bedrooms	1
Bathrooms	2
Year Built	2009
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:	1,222 sq. ft.
Condo Fee:	$1,414.36
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Insurance, Parking, Reserve Fund Contributions, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	17
Stories Total:	20
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2009 (Age: 17)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1

Plan:	1011208
Heating:	In Floor
New Constr.:	No
Construction Material:	Mixed
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Assigned, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Le Germain Residences
Community:	Downtown Commercial Core
Amenities:	Car Wash, Fitness Center, Sauna
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Inclusions:	Built-in Coffee Maker
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Foyer · 12'3" × 5'7" ·
Main Floor	Living Room · 18'5" × 11'9" ·

Main Floor	Dining Room · 18'5" × 10'7" ·
Main Floor	Kitchen · 12'8" × 9'10" ·
Main Floor	Bedroom · 21'2" × 16'2" ·
Main Floor	Walk-In Closet · 10'6" × 7' ·
Main Floor	Den · 7'3" × 5'6" ·
Main Floor	Furnace/Utility Room · 4'7" × 2'2" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Breakfast Bar, High Ceilings, Open Floorplan, Soaking Tub
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CR20-C20/R20
Listed Date:	Jul 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1702-108-9-avenue-sw-calgary-a2325580/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.