

\$1,524,900 - 1807, 108 9 Avenue Sw, Calgary

MLS® #A2269054

\$1,524,900

2 Bedroom, 3.00 Bathroom, 1,673 sqft

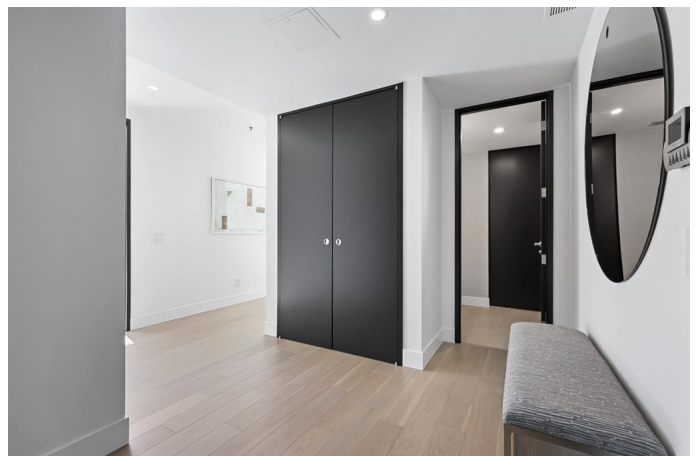
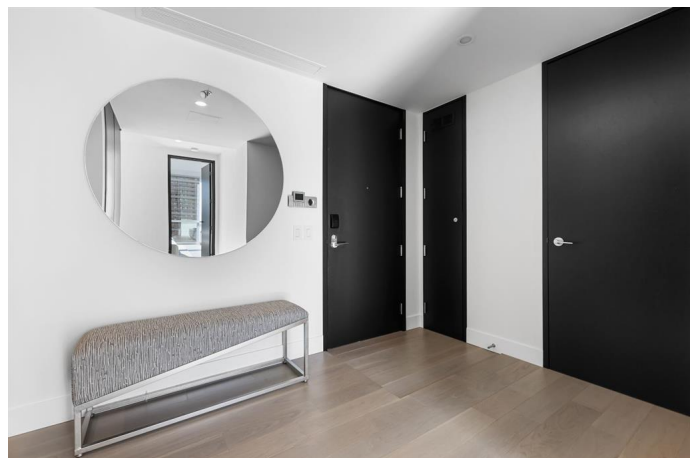
Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Introducing an unprecedented expression of luxury in the heart of downtown Calgary. Welcome to the Onyx Penthouse. Elevated on the 18th floor of the iconic Le Germain Residences—directly opposite the Calgary Tower—this nearly 1,700 sq. ft. private residence is not simply a condominium; it is a complete design rebirth. Reimagined and fully renovated in 2025 in a design led project by Tano Studio this home sets a new precedent for what refined, boutique luxury living can be. A serene foyer unfolds with custom integrated millwork offering refined storage solutions complete with a package/dry-cleaning locker. A sculptural powder room and dedicated laundry space are discreetly positioned to maintain architectural flow. Moving further into the home, the space opens dramatically—floor-to-ceiling windows wrap the living, kitchen, and dining areas in uninterrupted skyline views, enhanced by automated window treatments that adjust with just a touch, effortlessly setting the mood from dawn to dusk.

At the centre of the living space, a contemporary linear fireplace becomes a focal point—equally sculptural and serene—anchoring the room with warmth and architectural intention.

The contemporary kitchen is a masterclass in precision and restraint: clean-lined cabinetry, built-in Miele appliances including double ovens and an integrated Miele coffee system, gas cooktop, and refined stone surfaces. The



design encourages seamless movement—intimate for everyday living yet impressive for entertaining.

A private balcony extends the living space into the skyline with south western exposure—an outdoor lounge where Calgary’s vibrant energy becomes part of the experience.

The primary suite creates a sense of separation and retreat. Framed by expansive views, it features a custom walk-in closet and a spa-inspired ensuite with dual vanities, a freestanding soaking tub, and a glass-enclosed shower—every detail considered, every finish elevated. The secondary bedroom, located on the opposite end of the residence for complete privacy, offers its own walk-in closet and elegant ensuite, making it ideal for guests or an executive workspace.

Residents of Le Germain enjoy privileged access to a boutique, hotel-level lifestyle rarely experienced in condominium living:

- * 24/7 concierge and security
- * Fitness centre and spa
- * On-site restaurant and lounge
- * Valet service (\$)
- * Housekeeping and dry cleaning services (\$)
- * Two titled parking stalls
- * Storage locker
- * Car wash bay, pet wash station, and bike room

Le Germain has long been celebrated for its ethos of intimacy—small, curated, and impeccably attentive. Paired with the Tano Studio transformation, this residence transcends luxury and becomes something far more rare.

Built in 2009

Essential Information

MLS® #	A2269054
Price	\$1,524,900

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,673
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1807, 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, Recreation Room, Spa/Hot Tub, Storage, Trash, Visitor Parking, Sauna
Parking Spaces	2
Parking	Parkade

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Animal Home, Recessed Lighting, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Washer, Built-In Refrigerator
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
# of Stories	21

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	7
Zoning	CR20-C20/R20

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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