

**3206, 930 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2232353**



**\$495,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 880 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Stall                     |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                  |                   |              |
|--------------------|------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Fan Coil                                                         | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                           | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | -                                                                | <b>Condo Fee:</b> | \$ 707       |
| <b>Basement:</b>   | -                                                                | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Concrete                                                  | <b>Zoning:</b>    | CR20-C20/R20 |
| <b>Foundation:</b> | -                                                                | <b>Utilities:</b> | -            |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |              |

**Inclusions:** None

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*** Welcome to VOGUE! SOUTHEAST-facing 2-bed, 2-bath condo in upscale VOGUE w/ stunning PANORAMIC CITY SKYLINE VIEWS from the 32nd floor! Sun-drenched & open concept, this bright unit is filled with natural light & has engineered hardwood flooring in the main areas. Two-tone cabinets w/ modern hardware & under cabinet lighting, quartz counters, subway tile backsplash, dual basin undermount S/S sink, & S/S appliances, including a built-in Panasonic microwave, Kitchenaid stove w/ flat cooktop & dishwasher, & a Fisher Paykel fridge can be found in the open kitchen. The open main living area also features painted ceilings, floor-to-ceiling windows, & a covered balcony w/ gas line for a BBQ & panoramic views of downtown Calgary. Flanked bedrooms offer extra privacy. Primary suite features plush carpet, large windows w/ panoramic views, a generous walk-in closet, & a 4-pc ensuite w/ hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, tile backsplash, & fully tiled tub/shower. The 2nd bedroom also has plush carpet, a generous closet, & large windows w/ panoramic views. The main 3-pc bath features hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, & oversized glass shower w/ full height tile. Complete w/ in-suite laundry, a titled indoor parking stall in the heated parkade, & a storage locker. VOGUE is a high-end building w/ a ton of amenities, including central A/C, an elegant formal lobby, full-time concierge, gym, billiards, large party room w/ kitchen, yoga studio, 36th floor Sky Lounge, & multiple rooftop terraces. Surrounded by parks, transit, the LRT, shopping & more, & within walking distance to the downtown core & all Kensington shops & services &ndash; this

location offers the best urban lifestyle in the Downtown Commercial Core.