

**3404, 930 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2268168**



**\$649,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,209 sq.ft.                       | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, See Remarks               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                               |                   |              |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Fan Coil                                                                                                      | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | -                                                                                                             | <b>Condo Fee:</b> | \$ 964       |
| <b>Basement:</b>   | -                                                                                                             | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Mixed                                                                                                         | <b>Zoning:</b>    | CR20-C20/R20 |
| <b>Foundation:</b> | -                                                                                                             | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks |                   |              |

**Inclusions:** None

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Welcome to SUB-PENTHOUSE LIVING at Vogue! This 2-bed + den, 2-bath condo w/ over 1,200 sq ft on the 34th-floor w/ amazing city skyline and river views boasts two balconies opening off the main living areas. Naturally bright living w/ soaring ceilings, modern light and ceiling details, an open concept floorplan, & engineered hardwood flooring throughout (no carpet!), you are going to love the urban life at Vogue. Gather around the massive island w/ breakfast bar seating & dual undermount sink in the modern, sleek kitchen. Stainless steel appliances include a fridge w/ French doors, a deli drawer, & a freezer drawer, a gas stove & hood fan, a dishwasher, & built-in microwave. White quartz counters & marbled tile backsplash complement the wood & white cabinetry & modern pendant lighting. The open-concept living, dining, and den area has large windows, a gas fireplace, & access to TWO balconies via sliding glass doors. 2 bedrooms flank the main living space for ultimate privacy. The primary bedroom features a walk-in closet w/ custom built-in storage, and a private 5-pc ensuite. Featuring white quartz counters, modern faucets, dual undermount sinks, wood grain cabinetry, a standup shower, & soaker tub w/ full height tile, you'll find everything you want & more in a primary suite. The secondary bedroom on the opposite side of the unit features a large window, a walk-in closet w/ custom built-in storage, & quick access to the main 4-pc bathroom w/ white a quartz counter, undermount sink, modern faucet, wood grain cabinets & a tub/shower combo w/ full-height tile. Rare for condo living, this unit has a laundry room w/ a washer & dryer, & heated, underground parking w/ a storage locker. VOGUE is a high-end building w/ lots of amenities, including an elegant lobby, full-time concierge, gym,

billiards, large party room w/ kitchen & multiple rooftop terraces. Surrounded by parks, transit, the LRT, shopping & more, & within walking distance to the downtown core & all Kensington shops & services — this location truly cannot be beaten.