



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2306, 930 6 Avenue SW
Calgary, Alberta

MLS # A2252741



\$519,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	977 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 755
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks		

Inclusions: TV's & TV Mounts

*VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING IMMERSIVE 360 VT & FLOORPLANS!** Wow, check out this 2 bed & den/2bath NE CORNER UNIT with PHENOMENAL RIVER & CITY VIEWS! There are only 4 floors in the upscale Vogue building that were specially customized for Bedouin Suites, and this is one of them! EXCLUSIVE & BEDOUIN FEATURES include upgraded hallways and common areas, as well as INCREDIBLE UNIT UPGRADES like upgraded appliances & lighting including dimmers throughout, custom bedroom panelling including convenience plugs and scone lighting, upgraded bathrooms with tile wainscoting and glass shower doors, built-in closet organizers throughout, built-in walnut entertainment units, a Smart Sensor energy management system for the eco-minded buyer and MORE! Highly upgraded, this open-concept condo features floor-to-ceiling windows and upgraded luxury vinyl plank flooring throughout. Contemporary woodgrain cabinets line the kitchen w/ modern hardware & under cabinet lighting, quartz counters, a marble-style tile backsplash, dual basin undermount S/S sink, & upgraded stainless steel appliances, including a chimney-style hoodfan. Breakfast bar seating adds a casual dining option, or sit down for meals in the dining room with 2x walls of windows. The open main living area also features floor-to-ceiling windows and an extensive balcony w/ gas line for a BBQ & with the most stunning views of downtown Calgary and the Bow River. A split floorplan is great for privacy between the bedrooms. The large primary suite features large windows w/ panoramic views, custom paneling with scone lighting and convenience plugs, a generous closet w/ built-in organizers, & a 5-pc ensuite w/ tile flooring, extended modern vanity with dual undermount sinks, modern faucets, quartz

countertops, tile backsplash, & fully tiled tub/shower w/ upgraded glass door. The 2nd bedroom features a generous sized closet & large windows w/ panoramic views. It has quick access to the main 3-pc bath w/ tile floors & an oversized glass shower w/ full height tile. Complete w/ central AC, in-suite laundry, titled indoor parking & a private storage locker, and 3 mounted TVs included! VOGUE is a high-end building w/ executive amenities including a gorgeous lobby, full-time concierge, fitness room, games room, large party room w/ kitchen, owners lounge, meeting room, and more. Surrounded by parks, transit, the LRT, shopping & more, & within easy walking distance to the downtown core & all Kensington shops & services – this location offers the best urban lifestyle in the Downtown Commercial Core! ATTENTION INVESTORS - THIS UNIT IS TENANT OCCUPIED @ \$2900/MONTH UNTIL MAY 31, 2026 AND THE TENANT WOULD BE WILLING TO STAY LONGER IF WANTED. *Multiple Units & Floorplans Available in this Building - Visit Multimedia Links for Full Details!*