



**1104, 930 6 Avenue SW
Calgary, Alberta**

MLS # A2277386

\$349,000



Division: Downtown Commercial Core

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 629 sq.ft. **Age:** 2017 (9 yrs old)

Beds: 1 **Baths:** 1

Garage: Guest, Heated Garage, Stall, Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 538

LLD: -

Zoning: CR20-C20/R20

Utilities: -

Heating: Fan Coil **Water:** -
Floors: Hardwood **Sewer:** -
Roof: - **Condo Fee:** \$ 538
Basement: - **LLD:** -
Exterior: Concrete, Mixed **Zoning:** CR20-C20/R20
Foundation: - **Utilities:** -
Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: N/A

Set high on the 11th floor of Vogue, this refined 1 bedroom + den /1 bathroom residence offers an exceptional downtown living experience with contemporary finishes. The OPEN-CONCEPT LAYOUT showcases a sleek modern kitchen with quartz countertops, generous cabinetry and stainless-steel appliances, seamlessly connecting to a bright living space finished with HARDWOOD FLOORING—ideal for both relaxed living and elegant entertaining. The SEPARATE DEN provides a versatile space for a home office or additional storage, while the SPACIOUS BEDROOM comfortably accommodates a queen or king-sized bed and features a WALK-THROUGH CLOSET leading to the ensuite bathroom. Additional highlights include AIR CONDITIONING, a private balcony, a secured underground PARKING STALL and a STORAGE LOCKER. Access to PREMIUM AMENITIES including a rooftop fitness centre, owner's lounge, games room, professional boardroom, SECURE VISITOR PARKING and full concierge service. Located in the heart of downtown, this suite offers EXCEPTIONAL WALKABILITY with immediate access to the Bow River pathways, Prince's Island Park, the C-Train and Calgary's +15 network.. A fantastic opportunity for individuals, couples, or investors seeking quality, convenience and the welcoming spirit of a vibrant community!