



**GRASSROOTS**  
REALTY GROUP

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3504, 930 6 Avenue SW  
Calgary, Alberta

MLS # A2283723



**\$738,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<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>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 1,009
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<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, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** TV Mount

Experience elevated penthouse living at The Vogue, perched high above the city's financial core. This rare 2 bedroom, 2 bathroom residence features soaring vaulted ceilings, floor-to-ceiling windows, and TWO well-placed balconies that capture sweeping urban views, river views, and natural light throughout the day. The thoughtfully designed layout includes a spacious primary retreat with a walk-in closet and an exceptional 5-piece ensuite with double vanity, a separate in-unit laundry room, and open-concept living ideal for both everyday comfort and entertaining. Offered in only a limited number of high-rise units, this penthouse delivers a truly exclusive living experience. Completing the package are TWO TITLED underground parking stalls (UNITS 1 & 2) with immediate access from the parkade entrance - a rare and valuable convenience in the downtown core.