



1901, 930 6 Avenue SW
Calgary, Alberta

MLS # A2300664



\$459,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	785 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

SOUTHWEST-facing 2-bed, 2-bath condo in upscale VOGUE w/ stunning CITY, RIVER & MOUNTAIN VIEWS from the 20th floor! Sun-drenched & open concept, this bright 2-bed/2-bath 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 Paykal fridge can be found in the open kitchen. The open main living area also features painted ceilings, floor-to-ceiling windows, & a sunny balcony w/ gas line for a BBQ & panoramic views. Flanked bedrooms offer extra privacy for roommates or frequent guests as they share no walls with each other. Primary suite features plush carpet, large windows w/ panoramic views, a generous 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 and quick access to the main 3-pc bath w/ hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, & oversized glass shower w/ full height tile. Complete w/ in-suite laundry, titled indoor parking and extra storage in the heated parkade. VOGUE is a high-end building w/ a ton of amenities, including central A/C, an elegant formal lobby, full-time concierge, and 36th floor Sky Lounge complete with fitness centre, billiards, large party room w/ kitchen, studio, & multiple rooftop terraces. Surrounded by parks, transit, the LRT, shopping & more, & within walking distance to the downtown core & all Kensington shops & services – this location offers the best urban lifestyle in the Downtown Commercial Core.