



**3205, 930 6 Avenue SW
Calgary, Alberta**

MLS # A2172118



\$574,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	980 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 751
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CR20-C20
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

SELLER FINANCING AVAILABLE w/ 30% down payment, 4% interest rate, on an 18-month term. Inquire for more details Welcome to VOGUE! This bright NORTHEAST-facing 2-bed + den, 2-bath CORNER UNIT offers stunning RIVER & CITY VIEWS from the 32nd floor! Featuring ample floor-to-ceiling windows, painted ceilings, engineered hardwood flooring, TWO BALCONIES, UNDERGROUND PARKING, A STORAGE LOCKER, and nearly 1,000 square feet of upgraded open-concept living space! A modern kitchen boasts two-tone cabinets w/ 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 Paykel fridge. The spacious living and dining areas feature engineered hardwood flooring & access to 1 of 2 balconies, boasting RIVER & CITY views, plus a gas line for a BBQ. A den provides a private space for a home office or hobby area. The primary suite features plush carpet, large windows w/ panoramic views, a generous walk-in 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 w/ panoramic views & a private balcony w/ city views. The main 3-pc bath features hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, & oversized glass shower w/ full height tile. Complete w/ in-suite laundry, a titled indoor parking stall in the heated parkade, & a storage locker. VOGUE is a high-end building w/ a ton of amenities, including central A/C, an elegant formal lobby, a full-time concierge, a gym, billiards, a large party room w/ kitchen, yoga studio, 36th-floor Sky Lounge, & 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. *VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!