



**GRASSROOTS**  
REALTY GROUP

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1608, 930 6 Avenue SW  
Calgary, Alberta

MLS # A2204132



**\$409,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	758 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Welcome to VOGUE! This sunny & bright SOUTH-facing 2-bed, 2-bath condo offers PANORAMIC CITY VIEWS from the 16th floor! Boasting an open concept plan with over 750 sq ft of fully upgraded living space, including elevated flat-painted ceilings, engineered hardwood floors, floor-to-ceiling windows, a balcony w/ gas hookup, UNDERGROUND PARKING & A STORAGE LOCKER! 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. Plus, there is enough space for a dining table or bar-height prep island/bistro table. Open living area with inset outlets for TV mount, huge windows on two sides and access to the balcony. The primary bedroom boasts floor-to-ceiling windows on two sides, a large closet and a 4pc ensuite. The 2nd bedroom features a huge window, and a sizeable closet. The main 3pc bathroom features hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, & stand-up shower w/ full height tile & glass enclosure. 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.

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