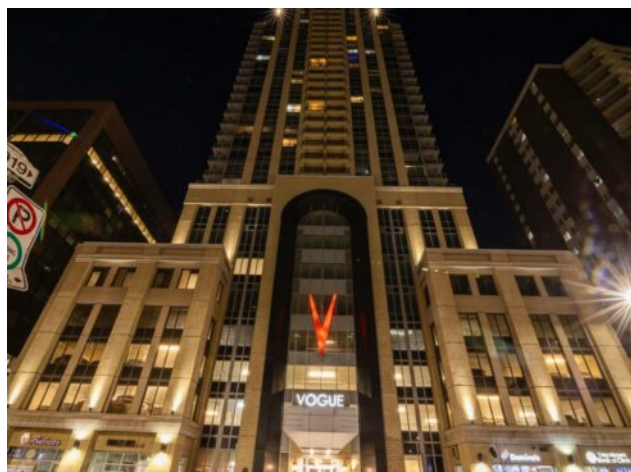


2210, 930 6 Avenue SW  
Calgary, Alberta

MLS # A2215712



# \$375,000

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	561 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CR20-C20
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Key Fobs for building entry and amenities entry

OPEN HOUSE Sunday July 13 th From 1 PM- 3 PM. Sophisticated Urban living 1 bedroom+ 1 bathroom ,22nd floor of Vogue, views of the city skyline. Located in one of only four exclusive Bedouin-upgraded floors, this premium unit is part of a limited collection customized for Bedouin Suites. Featuring enhanced common areas and high-end interior upgrades found nowhere else in the building. This rare &lsquo;Varsity&rsquo; floorplan has been thoughtfully redesigned for optimal flow and light, with a kitchen wall removed to open up the space. Modern luxury flows throughout the open-concept layout, enhanced by floor-to-ceiling windows and luxury vinyl plank flooring. The chef-inspired kitchen impresses with woodgrain cabinetry, quartz countertops, under-cabinet lighting, a designer tile backsplash, dual basin undermount sink, and upgraded stainless steel appliances including a chimney-style hood fan. The custom island with bar seating adds both style and functionality. Open living area featuring a custom walnut entertainment wall and access to your private balcony equipped with a gas line BBQ. Spacious bedroom custom wall paneling, built-in walnut side tables, scone lighting, and a USB-equipped receptacle. A walk-through built-in closet leads to the 4-piece bathroom featuring quartz counters, an undermount sink, modern tile work, upgraded glass tub/shower doors, tile wainscoting, and occupancy-sensor lighting. Additional exclusive upgrades include: &bull; Smart Sensor energy management system &bull; Custom built-in closet organizers &bull; Designer lighting with dimmers throughout &bull; High-end finishes in every detail Vogue offers five-star amenities: a full-time concierge, an elegant lobby, central A/C, a state-of-the-art fitness centre, yoga studio, billiards room, party room with kitchen, rooftop terraces, and a stunning 36th floor Sky Lounge with Features

include: In-suite laundry, Pantry, 4-piece bathroom, Spacious walk-in closet, Option to purchase fully furnished or vacant. The building offers premium amenities: concierge service, a glass-wrapped gym and yoga studio on the 36th floor, pool table , ping pong table, executive party room with a large terrace looking out to downtown (the sunsets are incredible), bike storage and Bike wash station. LOW CONDO FEES!!! Steps from the Bow River, Peace Bridge, and Prince's Island Park.