

**3206, 930 6 Avenue SW
Calgary, Alberta**

MLS # A2232353



\$495,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Downtown Commercial Core | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 880 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 707 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CR20-C20/R20 |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: None

VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS! Welcome to VOGUE! SOUTHEAST-facing 2-bed, 2-bath condo in upscale VOGUE w/ stunning PANORAMIC CITY SKYLINE VIEWS from the 32nd floor! Sun-drenched & open concept, this bright 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 Paykel fridge can be found in the open kitchen. The open main living area also features painted ceilings, floor-to-ceiling windows, & a covered balcony w/ gas line for a BBQ & panoramic views of downtown Calgary. Flanked bedrooms offer extra privacy. 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. 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, full-time concierge, gym, billiards, 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.