

**3404, 930 6 Avenue SW
Calgary, Alberta****MLS # A2244428****\$649,900**

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,209 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 964
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: None

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome to SUB-PENTHOUSE LIVING at Vogue! This 2-bed + den, 2-bath condo w/ over 1,200 sq ft on the 34th-floor w/ amazing city skyline and river views boasts two balconies opening off the main living areas. Naturally bright living w/ soaring ceilings, modern light and ceiling details, an open concept floorplan, & engineered hardwood flooring throughout (no carpet!), you are going to love the urban life at Vogue. Gather around the massive island w/ breakfast bar seating & dual undermount sink in the modern, sleek kitchen. Stainless steel appliances include a fridge w/ French doors, a deli drawer, & a freezer drawer, a gas stove & hood fan, a dishwasher, & built-in microwave. White quartz counters & marbled tile backsplash complement the wood & white cabinetry & modern pendant lighting. The open-concept living, dining, and den area has large windows, a gas fireplace, & access to TWO balconies via sliding glass doors. 2 bedrooms flank the main living space for ultimate privacy. The primary bedroom features a walk-in closet w/ custom built-in storage, and a private 5-pc ensuite. Featuring white quartz counters, modern faucets, dual undermount sinks, wood grain cabinetry, a standup shower, & soaker tub w/ full height tile, you'll find everything you want & more in a primary suite. The secondary bedroom on the opposite side of the unit features a large window, a walk-in closet w/ custom built-in storage, & quick access to the main 4-pc bathroom w/ white a quartz counter, undermount sink, modern faucet, wood grain cabinets & a tub/shower combo w/ full-height tile. Rare for condo living, this unit has a laundry room w/ a washer & dryer, & heated, underground parking w/ a storage locker. VOGUE is a high-end building w/ lots of amenities, including an elegant lobby, full-time concierge, gym,

billiards, large party room w/ kitchen & multiple rooftop terraces. Surrounded by parks, transit, the LRT, shopping & more, & within walking distance to the downtown core & all Kensington shops & services — this location truly cannot be beaten.