

**2306, 930 6 Avenue SW  
Calgary, Alberta**

**MLS # A2252741**



# \$519,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 977 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <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> | \$ 755       |
| <b>Basement:</b>   | -                                                                                                 | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Mixed                                                                                             | <b>Zoning:</b>    | CR20-C20/R20 |
| <b>Foundation:</b> | -                                                                                                 | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks |                   |              |

**Inclusions:** TV's & TV Mounts

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING IMMERSIVE 360 VT & FLOORPLANS!\*\* Wow, check out this 2 bed & den/2bath NE CORNER UNIT with PHENOMENAL RIVER & CITY VIEWS! There are only 4 floors in the upscale Vogue building that were specially customized for Bedouin Suites, and this is one of them! EXCLUSIVE & BEDOUIN; FEATURES include upgraded hallways and common areas, as well as INCREDIBLE UNIT UPGRADES like upgraded appliances & lighting including dimmers throughout, custom bedroom panelling including convenience plugs and scone lighting, upgraded bathrooms with tile wainscoting and glass shower doors, built-in closet organizers throughout, built-in walnut entertainment units, a Smart Sensor energy management system for the eco-minded buyer and MORE! Highly upgraded, this open-concept condo features floor-to-ceiling windows and upgraded luxury vinyl plank flooring throughout. Contemporary woodgrain cabinets line the kitchen w/ modern hardware & under cabinet lighting, quartz counters, a marble-style tile backsplash, dual basin undermount S/S sink, & upgraded stainless steel appliances, including a chimney-style hoodfan. Breakfast bar seating adds a casual dining option, or sit down for meals in the dining room with 2x walls of windows. The open main living area also features floor-to-ceiling windows and an extensive balcony w/ gas line for a BBQ & with the most stunning views of downtown Calgary and the Bow River. A split floorplan is great for privacy between the bedrooms. The large primary suite features large windows w/ panoramic views, custom paneling with scone lighting and convenience plugs, a generous closet w/ built-in organizers, & a 5-pc ensuite w/ tile flooring, extended modern vanity with dual undermount sinks, modern faucets, quartz

countertops, tile backsplash, & fully tiled tub/shower w/ upgraded glass door. The 2nd bedroom features a generous sized closet & large windows w/ panoramic views. It has quick access to the main 3-pc bath w/ tile floors & an oversized glass shower w/ full height tile. Complete w/ central AC, in-suite laundry, titled indoor parking & a private storage locker, and 3 mounted TVs included! VOGUE is a high-end building w/ executive amenities including a gorgeous lobby, full-time concierge, fitness room, games room, large party room w/ kitchen, owners lounge, meeting room, and more. Surrounded by parks, transit, the LRT, shopping & more, & within easy walking distance to the downtown core & all Kensington shops & services &ndash; this location offers the best urban lifestyle in the Downtown Commercial Core! ATTENTION INVESTORS - THIS UNIT IS TENANT OCCUPIED @ \$2900/MONTH UNTIL MAY 31, 2026 AND THE TENANT WOULD BE WILLING TO STAY LONGER IF WANTED. \*Multiple Units & Floorplans Available in this Building - Visit Multimedia Links for Full Details!\*