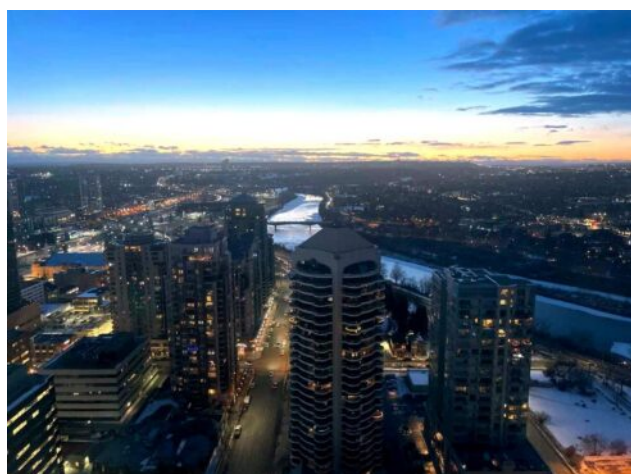


3202, 930 6 Avenue SW  
Calgary, Alberta

MLS # A2292220



## \$584,900

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Owned, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 824
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows		

**Inclusions:** n/a

Experience luxury living high above Calgary in this premier NW corner suite on the 32nd floor, offering 1,017 sq.ft. of beautifully designed space with 2 bedrooms, 2 bathrooms + den. High ceilings and oversized windows bring the outside in, filling the home with natural light and framing spectacular 180° unobstructed views of the Bow River, Rocky Mountains, Kensington, downtown, and even the airport. This rare floorplan is one of only three units of its kind in the building, making it an exceptional opportunity. The open-concept layout is ideal for both living and entertaining, featuring stunning stainless steel appliances, quartz countertops, and large amounts of storage. The primary suite is a private retreat with a luxurious ensuite, while the second bedroom and full bath provide flexibility for family, guests, or a home office. Step outside onto two private balconies, one with a gas line for BBQ, perfect for morning coffee, sunset views, or entertaining guests. Move-in ready with luxury finishes throughout. Additional conveniences include a large premium parking stall on the first level beside the elevator, secure visitor parking, and dedicated bike storage. Residents enjoy the prestige of concierge services and all the amenities of downtown living. Ideally located just steps from Prince's Island Park, the cafés and boutiques of Kensington, the dining and nightlife along 17th Avenue SW, and the vibrant energy of Eau Claire. River pathways, parks, restaurants, and shopping are all within easy reach. Rare, luxurious, and move-in ready — this is downtown Calgary living at its finest.