

2001, 930 6 Avenue SW  
Calgary, Alberta

MLS # A2305544



## \$449,000

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	791 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 639
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Recreation Facilities		

**Inclusions:** N/A

Enjoy spectacular southwest-facing city, river, and mountain views from this stunning 20th-floor 2-bedroom, 2-bathroom condo in the upscale VOGUE building. This bright, open-concept home is filled with natural light and features engineered hardwood flooring throughout the main living areas, along with a beautiful fluted feature wall in the living room that adds a custom, designer touch. The modern kitchen showcases two-tone cabinetry with under-cabinet lighting, quartz countertops, a subway tile backsplash, and a dual-basin undermount stainless steel sink. Premium stainless steel appliances include a built-in Panasonic microwave, KitchenAid flat-top stove and dishwasher, and a Fisher & Paykel refrigerator. The spacious living area offers painted ceilings, floor-to-ceiling windows, and access to a sunny balcony with a gas line for BBQs—perfect for taking in the panoramic views. The thoughtfully designed layout features bedrooms on opposite sides for added privacy, ideal for roommates or guests. The primary suite includes plush carpeting, large floor-to-ceiling windows, a generous closet, and a stylish 4-piece ensuite with hexagon tile flooring, quartz counters, and a fully tiled tub/shower. The second bedroom also offers ample space, a large closet, floor-to-ceiling windows, and convenient access to the 3-piece main bath featuring modern finishes and an oversized glass shower. Additional highlights include in-suite laundry, titled heated underground parking conveniently located close to the elevator for quick and easy access and has extra storage. VOGUE offers premium amenities including central A/C, a part-time concierge, an elegant lobby, and an impressive 36th-floor Sky Lounge with a fitness centre, games area, party room with kitchen, studio space, and multiple rooftop terraces. Ideally located steps from parks, transit, LRT, shopping, and dining, and

within walking distance to downtown and Kensington&mdash;this is urban living at its finest.