



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #1210, Calgary T2P 1J3

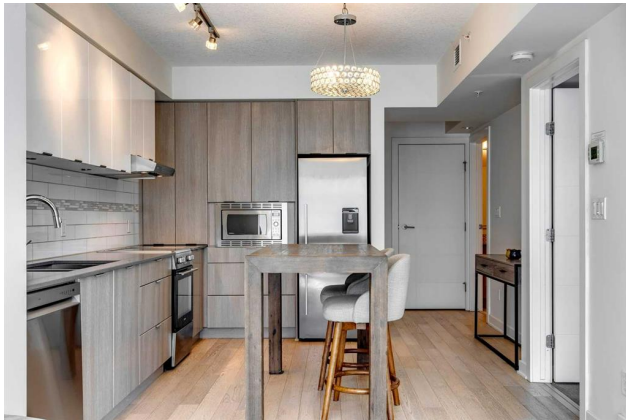
MLS® #: **A2120090**

Area: **Downtown
Commercial Core
Calgary**

Listing Date: **04/11/24**
Change: **-\$10k, 13-May**

List Price: **\$339,900**
Association: **Fort McMurray**

Status: **Pending**



General Information

Prop Type: **Residential
Apartment
Calgary
2017**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **563**
Low Sqft:
Ttl Sqft: **563**

Access:
Lot Feat:
Park Feat: **Parkade,Stall,Underground**

DOM

38
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`7" x 10`5"	Kitchen With Eating Area	Main	13`11" x 10`7"
Foyer	Main	9`4" x 3`5"	Laundry	Main	8`10" x 6`2"
Bedroom - Primary	Main	11`0" x 10`0"	4pc Bathroom	Main	8`11" x 5`5"

Legal/Tax/Financial

Condo Fee:
\$444

Title: **Fee Simple**
Fee Freq:

Zoning: **CR20-C20/R20**

1710503

Monthly

Remarks

Pub Rmks:

Welcome to this charming one-bedroom suite in the prestigious Vogue building, centrally positioned in Calgary's vibrant West End. This concrete building is AIR CONDITIONED, and the structure of this building is still under warranty and was constructed by the highly esteemed LaCaille Group in 2017. This building is known for its excellent soundproofing and the developer has a great reputation in the industry. Conveniently located just a block away from the LRT, this property lands within the "TD free fare zone" meaning you can ride the train downtown at no cost. If you work downtown, this would equate to a free public transit commute. Furthermore, the downtown West End location affords unmatched proximity to Calgary's bustling cityscape, while also providing convenient access to the scenic Bow River, Princess Island Park, and the extensive network of bike pathways, catering to avid outdoor enthusiasts. Embrace the essence of city living with easy access to Kensington's eclectic array of shops, exquisite dining options, and dynamic cultural attractions. The suite itself is flooded with natural light throughout the day, the glossy kitchen cabinetry extends to the ceiling, and is one of the few layouts in the complex where the patio door is accessible from the living area. This original occupant suite has been meticulously cared for by one owner since conception, and pride of ownership is evident throughout. Freshly painted and cleaned, this turn key unit is ready for quick possession and the underground parking stall is in a great location close to the elevator. Vogue epitomizes executive living, boasting an array of standout amenities including a grand lobby, full-time concierge service, a comprehensive fitness facility, recreational spaces such as ping pong and billiards rooms, a spacious party room with kitchen facilities, an exclusive owners' lounge, meeting rooms, bike storage, a dog wash area, and ample visitor parking. With secured visitor and underground parking facilities, as well as top-tier security measures, this condominium prioritizes safety and hassle-free living. This property would make a great choice for a first-time home buyer, student or executive rental.

Inclusions:

n/a

Property Listed By:

Charles

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

