



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 6 Avenue #2306, Calgary T2P 1J3**

MLS® #: **A2120607**

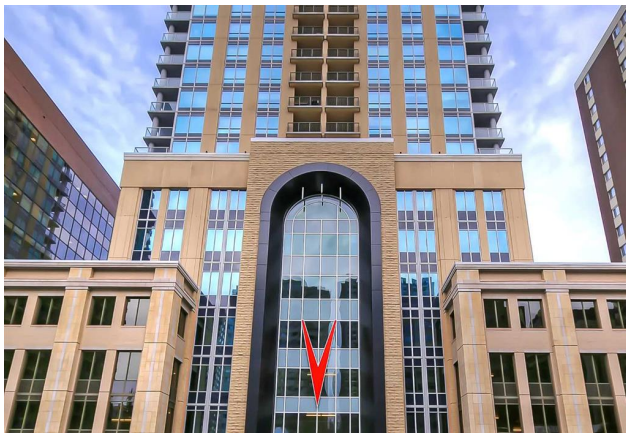
Area: **Downtown  
Commercial Core  
Calgary**

Listing Date: **04/08/24**  
Change: **None**

List Price: **\$575,000**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2017**

City/Town:  
Year Built:  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **976**  
Low Sqft:  
Ttl Sqft: **976**

DOM

**41**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Parkade**

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **None**

Construction: **Mixed**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Quartz Counters,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`9" x 9`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 8`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`1"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 10`2"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$720**

Title:  
**Fee Simple**

Zoning:  
**CR20-C20/R20**

Legal Desc:	1710503	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>**Multiple Units &amp; Floorplans Available - VISIT MULTIMEDIA LINK FOR FULL DETAILS !**</b> Wow, check out this 2 bed &amp; den/2bath NE CORNER UNIT with PHENOMENAL RIVER &amp; 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! <b>EXCLUSIVE 'BEDOUIN' FEATURES</b> include upgraded hallways and common areas, as well as <b>INCREDIBLE UNIT UPGRADES</b> like upgraded appliances &amp; lighting including dimmers throughout, custom bedroom panelling including convenience plugs and sconce 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 <b>MORE!</b> 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 &amp; under cabinet lighting, quartz counters, a marble-style tile backsplash, dual basin undermount S/S sink, &amp; 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 &amp; 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 sconce lighting and convenience plugs, a generous closet w/ built-in organizers, &amp; a 5-pc ensuite w/ tile flooring, extended modern vanity with dual undermount sinks, modern faucets, quartz countertops, tile backsplash, &amp; fully tiled tub/shower w/ upgraded glass door. The 2nd bedroom features a generous sized closet &amp; large windows w/ panoramic views. It has quick access to the main 3-pc bath w/ tile floors &amp; an oversized glass shower w/ full height tile. Complete w/ central AC, in-suite laundry, titled indoor parking &amp; a private storage locker, and 3 mounted TVs included! <b>VOGUE</b> 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 &amp; more, &amp; within easy walking distance to the downtown core &amp; all Kensington shops &amp; services - this location offers the best urban lifestyle in the Downtown Commercial Core!</p>		
Inclusions:	TVs & TV Wall Mounts		
Property Listed By:	RE/MAX House of Real Estate		

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





