



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #2804, Calgary T2P 1J3

MLS® #: **A2121531**

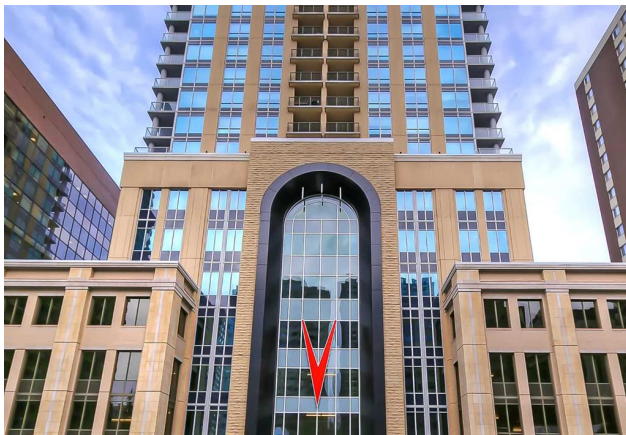
Area: **Downtown
Commercial Core
Calgary**

Listing Date: **04/11/24**
Change: **None**

List Price: **\$387,500**

Status: **Pending**

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: **634**
Low Sqft:
Ttl Sqft: **634**

DOM

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Secured,Stall,Titled,Underground

Utilities and Features

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

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

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Open Floorplan,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`11" x 10`0"	Kitchen	Main	13`11" x 7`8"
Den	Main	8`0" x 7`1"	Bedroom - Primary	Main	11`0" x 10`0"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$490

Title: **Fee Simple**
Fee Freq:

Zoning: **CR20-C20/R20**

Legal Desc:	1710503	Monthly	Remarks
Pub Rmks:	<p>*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* Welcome to VOGUE! This bright NORTH-facing 1-bed + den unit in upscale VOGUE w/ stunning PANORAMIC RIVER VIEWS from the 28th floor! This is modern living at its finest, including an open-concept floor plan filled with natural light complimented by engineered hardwood flooring adorning the main living spaces. Two-tone cabinets w/ modern hardware & under cabinet lighting, quartz counters, subway tile backsplash, dual basin undermount S/S sink, & S/S appliances, including a built-in Panasonic microwave, Kitchenaid stove w/ flat cooktop & dishwasher, & a Fisher Paykel fridge can be found in the open kitchen. The open main living area also features painted ceilings, floor-to-ceiling windows, & a large balcony w/ gas line for a BBQ & panoramic views of the Bow River. The bedroom features plush carpet, large windows overlooking the balcony and river beyond, a large walkthrough closet and stacked laundry provides cheater access to the 4-pc bathroom w/ hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, tile backsplash, & fully tiled tub/shower. Complete w/ a titled indoor parking stall in the heated parkade and a storage locker. VOGUE is a high-end building w/ a ton of amenities, including central A/C, an elegant formal lobby, full-time concierge, gym, billiards, large party room w/ kitchen, yoga studio, 36th floor Sky Lounge, & multiple rooftop terraces. Surrounded by parks, transit, the LRT, shopping & more, & within walking distance to the downtown core & all Kensington shops & services - this location offers the best urban lifestyle in the Downtown Commercial Core.</p>		
Inclusions:	N/A		
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



