



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #2109, Calgary T2P 1J3

MLS® #: **A2126424**

Area: **Downtown
Commercial Core
Calgary**

Listing Date: **04/26/24**
Change: **None**

List Price: **\$358,800**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2017**

Lot Information

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

Finished Floor Area

Abv Sqft: **567**
Low Sqft:
Ttl Sqft: **567**

DOM

23

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Built-in Features, High Ceilings, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`4" x 10`9"
Bedroom - Primary	Main	11`1" x 10`1"
4pc Bathroom	Main	5`5" x 8`11"
Balcony	Main	7`11" x 9`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	12`0" x 10`8"
Walk-In Closet	Main	6`3" x 8`10"
Entrance	Main	9`5" x 3`7"

Legal/Tax/Financial

Condo Fee:
\$444

Title:
Fee Simple

Zoning:
CR20-C20/R20

Legal Desc:

1710503

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to the Vogue by LaCaille Group and Live in the Heart of the City. This South facing unit is on the 21th floor with Titled Underground parking and Storage. This one bedroom unit features high-end finishes like contemporary cabinets, quartz counters, built-in microwave and fridge, engineered hardwood floors, floor-to-ceiling windows, and a large balcony w/ gas hookup. Master room includes walk-through closet and 4-pc bath with quartz counters and tiled tub/shower. Impressive Amenities includes Sky Lounge/Gym on 36th Floor with 360 degree views, Party room, Rooftop Patio, Full time Concierge/Security Service & Stunning Hotel Style Lobby. Only step away from the incredible Bow River walking & biking pathway which is the largest river park pathway in North America, LRT, Downtown Core, Princess Island, trendy Kensington, and Restaurants & Shopping. This is a great opportunity to own your home. Book a showing to come in and view this beautiful home, you won't be disappointed!

Inclusions:

None

Property Listed By:

TREC The Real Estate Company

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







