

930 6 Avenue #3302, Calgary T2P1J5

MLS®#: **A2133211** Area: **Downtown Commercial Core** Listing Date: **05/17/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 31-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **981**
 Low Sqft:
 Ttl Sqft: **981**

DOM
42
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,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Concrete,Mixed**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Range,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Recreation Facilities,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`4" x 12`5"	Kitchen	Main	7`9" x 9`4"
Living Room	Main	13`1" x 10`9"	Bedroom - Primary	Main	18`1" x 10`6"
3pc Bathroom	Main	9`3" x 5`4"	Den	Main	9`1" x 8`4"
Dining Room	Main	13`5" x 11`0"	4pc Ensuite bath	Main	9`0" x 5`4"

Legal/Tax/Financial

Condo Fee: **\$751** Title: **Fee Simple** Zoning: **CR20-C20/R20**

Fee Freq:
Monthly

Legal Desc: **1710503**

Remarks

Pub Rmks: **Experience unparalleled luxury living in downtown Calgary at its finest! Nestled on the 33rd floor of the esteemed Vogue building, this stunning condo offers breathtaking views and contemporary comforts. Upon entering this expansive 2-bedroom, 2-bathroom unit with an additional den, you'll discover over 980 square feet of meticulously crafted living space. Recently updated paint enhances the modern ambiance, providing a perfect backdrop for relaxation and entertainment. The living area features floor-to-ceiling windows, flooding the space with natural light and showcasing sweeping panoramic views of the city skyline and the majestic Rocky Mountains. Step out onto one of the two balconies to enjoy your private retreat's urban ambiance. The chef's kitchen boasts sleek stainless steel appliances, granite countertops, and ample cabinetry, perfect for culinary enthusiasts. The main suite offers a tranquil escape with a walk-in closet and a luxurious ensuite bathroom, while the second bedroom and den provide versatility for guests or work-from-home needs. Recent upgrades, including new bedroom flooring, ensure both style and comfort, while amenities such as in-suite laundry, central air conditioning, and underground parking add convenience to everyday living. Residents of the Vogue building enjoy access to various amenities, including a fitness center, concierge service, and social lounge. This location is situated in the heart of downtown and provides easy access to dining, shopping, and entertainment options. Take your chance to embrace luxury urban living. Schedule your private viewing today and make this sophisticated condo your new home!**

Inclusions: **N/A**
Property Listed By: **Greater Property Group**

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









