



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #3205, Calgary T2P 1J3

MLS® #: **A2135995**

Area: **Downtown
Commercial Core**

Listing Date: **05/29/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **980**
Low Sqft:
Ttl Sqft: **980**

DOM

30
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**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|--------------|-------|---------------|
| Living Room | Main | 12`6" x 10`10" | Kitchen | Main | 9`4" x 9`2" |
| Dining Room | Main | 11`8" x 7`2" | Den | Main | 8`6" x 8`3" |
| Bedroom - Primary | Main | 11`0" x 10`5" | Bedroom | Main | 12`4" x 10`4" |
| Laundry | Main | 3`11" x 3`2" | 3pc Bathroom | Main | |
| 4pc Ensuite bath | Main | | | | |

Legal/Tax/Financial

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

Legal Desc: **1710503**

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* Welcome to VOGUE! This bright NORTHEAST-facing 2-bed + den, 2-bath CORNER UNIT offers stunning RIVER & CITY VIEWS from the 32nd floor! Featuring ample floor-to-ceiling windows, painted ceilings, engineered hardwood flooring, TWO BALCONIES, UNDERGROUND PARKING, A STORAGE LOCKER, and nearly 1,000 square feet of upgraded open-concept living space! A modern kitchen boasts two-tone cabinets w/ 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. The spacious living and dining areas feature engineered hardwood flooring & access to 1 of 2 balconies, boasting RIVER & CITY views, plus a gas line for a BBQ. A den provides a private space for a home office or hobby area. The primary suite features plush carpet, large windows w/ panoramic views, a generous walk-in closet, & a 4-pc ensuite w/ hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, tile backsplash, & fully tiled tub/shower. The 2nd bedroom also has plush carpet, a generous closet, & large windows w/ panoramic views & a private balcony w/ city views. The main 3-pc bath features hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, & oversized glass shower w/ full height tile. Complete w/ in-suite laundry, a titled indoor parking stall in the heated parkade, & a storage locker. VOGUE is a high-end building w/ a ton of amenities, including central A/C, an elegant formal lobby, a full-time concierge, a gym, billiards, a 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.**

Inclusions: **None**
 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











