



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 6 Avenue #1607, Calgary T2P 1J3**

MLS® #: **A2149861**

Area: **Downtown  
Commercial Core**

Listing **07/18/24**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$5k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **489**  
Low Sqft:  
Ttl Sqft: **489**

DOM

**126**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Boiler,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 10`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`0" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 10`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 5`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$367**

Title: **Fee Simple**  
Fee Freq:  
**Monthly**

Zoning: **CR20-C20/R20**

Legal Desc: 1710503

Remarks

Pub Rmks: **This bright South-facing 1-bedroom, 1-bathroom condo with designated parking in the luxurious Vogue building is a must-see. Among the four upgraded floors in Vogue, this unit stands out floor-to-ceiling windows offer stunning natural light and views, while the modern kitchen includes woodgrain cabinets, quartz counters, tile backsplash, and stainless steel appliances. The living room features a walnut entertainment unit, and the primary bedroom boasts custom wall paneling, built-in tables, and wall sconce lighting. Additionally, there is a walkthrough closet with organizers, stacked laundry, and a 4-piece bathroom with modern finishes. The building amenities at Vogue are top-notch, including a lobby, concierge, fitness room, games room, party room, meeting room, bicycle storage, and central air conditioning. With its prime location near parks, transit, shopping, and the downtown core, this unit offers the ultimate urban lifestyle in the heart of the city.**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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





