



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #3306, Calgary T2P 1J3

MLS® #: **A2154445**

Area: **Downtown
Commercial Core**

Listing Date: **08/02/24**

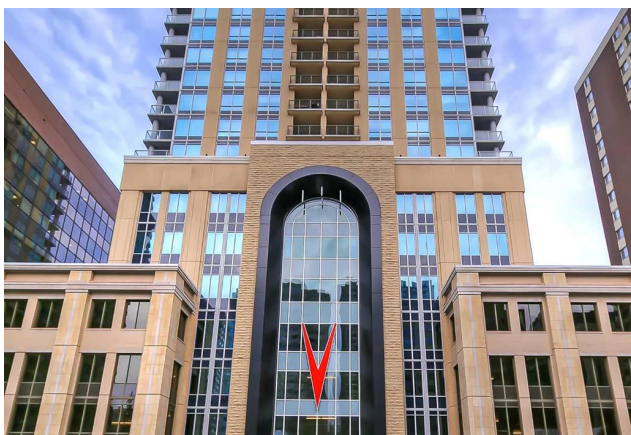
List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Year Built: **2017**

Finished Floor Area
Abv Sqft: **897**
Low Sqft:
Ttl Sqft: **897**

DOM

47
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

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
Living Room	Main	12`2" x 10`9"
Dining Room	Main	14`4" x 12`1"
Bedroom	Main	9`11" x 9`8"
3pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	10`6" x 9`1"
Bedroom - Primary	Main	11`1" x 10`10"
Laundry	Main	3`3" x 3`2"
4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$674

Title:
Fee Simple

Zoning:
CR20-C20/R20

Fee Freq:
Monthly

Legal Desc: **1710503**

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* Welcome to VOGUE! SOUTHEAST-facing 2-bed, 2-bath condo in upscale VOGUE w/ stunning PANORAMIC CITY SKYLINE VIEWS from the 33rd floor! Sun-drenched & open-concept, this bright unit is filled with natural light & has engineered hardwood flooring in the main areas. 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 downtown Calgary. Flanked bedrooms offer extra privacy. 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. 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, 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.**

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



