



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 6 Avenue #2108, Calgary T2P 1J3**

MLS® #: **A2156459**

Area: **Downtown  
Commercial Core**

Listing Date: **08/09/24**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 08-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **769**  
Low Sqft:  
Ttl Sqft: **769**

DOM

**40**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`4" x 12`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`10" x 3`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`4" x 5`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 11`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`10" x 5`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 6`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`10" x 12`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 9`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>8`5" x 8`8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`10" x 5`1"</b>

Legal/Tax/Financial

Condo Fee: **\$582**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**  
 Zoning: **CR20-C20/R20**

Legal Desc: **1710503**

Remarks

Pub Rmks: **Welcome to Vogue, where luxurious downtown living meets convenience and comfort. This beautiful 2 bed/2bath unit offers a large living room with floor to ceiling windows to allow lots of natural light to beam in with hardwood floors. You will love your beautiful modern kitchen with beautiful cabinets, stainless steel appliances and quartz countertops. Enjoy your lifestyle with modern amenities and breathtaking VIEWS. This unit has been curated to offer the best of functionality, style, and efficiency. The split bedroom layout with 2 full baths allows for privacy while maintaining a light filled open space. In-suite laundry, ample closet space, and a balcony completes the package, while the titled underground parking adds convenience and security. Additionally, residents and guests alike have access to a lot of amenities, including a rooftop sky gym, party room, yoga room, games room, boardroom/business center, and a secure bike room with a pet washing station. central A/C as well as stunning mountain views from the 36th floor Sky lounge. Visitor parking and concierge service 7 days a week ensures a seamless and enjoyable living experience. Situated just a block away from the C-Train station, commuting and exploring the city is effortless. You'll find yourself surrounded by an array of shops, restaurants, and entertainment options. also Bow River Pathway is only a few blocks away. Whether you're looking for luxurious living spaces, or breathtaking views, Vogue is your best choice.**

Inclusions: **N/A**  
 Property Listed By: **First Place Realty**

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