



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #2909, Calgary T2P 1J3

MLS® #: **A2157398**

Area: **Downtown
Commercial Core**

Listing Date: **08/30/24**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **571**
Low Sqft:
Ttl Sqft: **571**

Guest,Heated Garage,Secured,Titled,Underground

DOM

19
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Garburator,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`2" x 10`8"	Bedroom	Main	10`0" x 10`8"
Kitchen	Main	7`6" x 13`6"	4pc Bathroom	Main	5`4" x 8`11"

Legal/Tax/Financial

Condo Fee:
\$444

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

Zoning:
CR20-C20/R20

Legal Desc: 1710503

Remarks

Pub Rmks: ******* THE PROPERTY IS ALSO AVAILABLE AS FURNISHED IF BUYER IS INTERESTED ****** Discover upscale urban living at The Vogue Condominium! Situated on the 29th floor, this south-facing one-bedroom condo offers titled underground parking and additional storage. Indulge in the luxurious interior featuring contemporary cabinets, quartz countertops, central A/C, in-unit laundry, engineered hardwood floors, and expansive floor-to-ceiling windows. Step out onto the large balcony, complete with a gas hookup, perfect for entertaining or private relaxation. The primary bedroom is a tranquil retreat, highlighted by a walk-through closet and an elegant 4-piece bathroom with quartz counters and a beautifully tiled tub/shower. Vogue doesn't just stop at exceptional living spaces—its amenities set it apart. Residents enjoy access to a Sky Lounge and Gym on the 36th floor with panoramic 360-degree views, a party room, rooftop patio, and concierge/security services, all housed within a stunning hotel-style lobby. Perfectly positioned just steps from the scenic Bow River, its extensive walking and biking paths, and within walking distance to Dragon City Mall and various dining options, Vogue places you in the heart of it all. Take advantage of this incredible opportunity to own a slice of sophistication in the city. Schedule a viewing to experience the allure of this exquisite condo—your new home awaits, and it's sure to impress!

Inclusions: ****** Mounted TV Stand and Moveable Kitchen Counter**

Property Listed By: **CIR Realty**

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