



THE A-TEAM

RE/MAX FIRST

930 6 Avenue #3205, Calgary T2P 1J3

MLS#: A2172118 Area: Downtown Commercial Core Listing: 10/10/24 List Price: \$574,900
Status: Active County: Calgary Date: 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:

Access: Lot Feat: Park Feat: Parkade, Stall

Finished Floor Area Abv Sqft: 980 Low Sqft: Ttl Sqft: 980

DOM

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

Parking

Ttl Park: 1 Garage Sz:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Dining Room, Bedroom - Primary, Laundry, 4pc Ensuite bath, Kitchen, Den, Bedroom, 3pc Bathroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$751

Fee Simple

CR20-C20

Fee Freq:

Monthly

Legal Desc: 1710503

Remarks

Pub Rmks: **\*SELLER FINANCING AVAILABLE w/ 30% down payment, 4% interest rate, on an 18-month term. Inquire for more details\* 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. \*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!**

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











