



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #3205, Calgary T2P 1J3

MLS®#: **A2172118**

Area: **Downtown
Commercial Core**

Listing Date: **10/10/24**

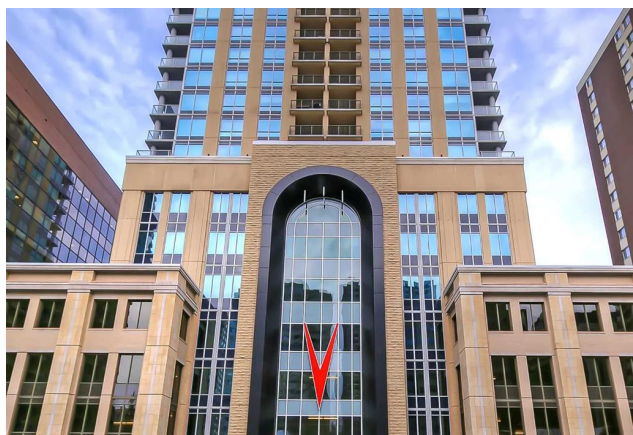
List Price: **\$574,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

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

DOM

8
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	Room	Level	Dimensions
Living Room	Main	12`6" x 10`10"	Kitchen	Main	9`4" x 9`2"
Dining Room	Main	11`8" x 7`2"	Den	Main	8`6" x 8`3"
Bedroom - Primary	Main	11`0" x 10`5"	Bedroom	Main	12`4" x 10`4"
Laundry	Main	4`0" x 3`2"	3pc Bathroom	Main	
4pc Ensuite bath	Main				

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



