



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 6 Avenue #3205, Calgary T2P 1J3**

MLS® #: **A2187893**

Area: **Downtown  
Commercial Core**

Listing Date: **01/15/25**

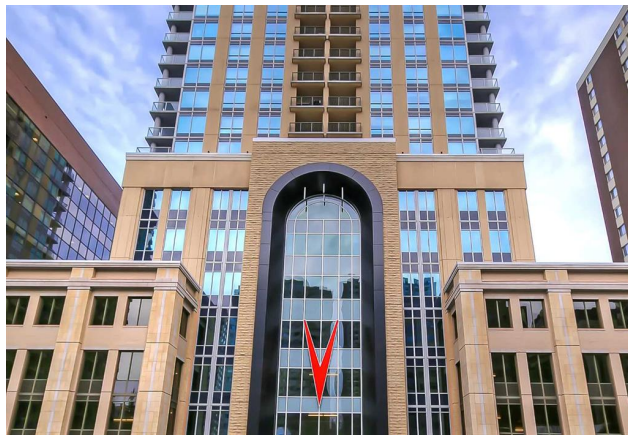
List Price: **\$574,900**

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

**7**  
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            |
|--------------------------|-------------|-----------------------|
| <b>Living Room</b>       | <b>Main</b> | <b>12`6" x 10`10"</b> |
| <b>Dining Room</b>       | <b>Main</b> | <b>11`8" x 7`2"</b>   |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>11`0" x 10`5"</b>  |
| <b>3pc Bathroom</b>      | <b>Main</b> |                       |

| Room                    | Level       | Dimensions           |
|-------------------------|-------------|----------------------|
| <b>Kitchen</b>          | <b>Main</b> | <b>9`4" x 9`2"</b>   |
| <b>Den</b>              | <b>Main</b> | <b>8`6" x 8`3"</b>   |
| <b>Bedroom</b>          | <b>Main</b> | <b>12`4" x 10`4"</b> |
| <b>4pc Ensuite bath</b> | <b>Main</b> |                      |

Legal/Tax/Financial

Condo Fee:  
**\$751**

Title:  
**Fee Simple**

Zoning:  
**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: **N/A**  
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**





















