



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #1704, Calgary T2P1J3

MLS® #: **A2189310**

Area: **Downtown
Commercial Core**

Listing **01/22/25**

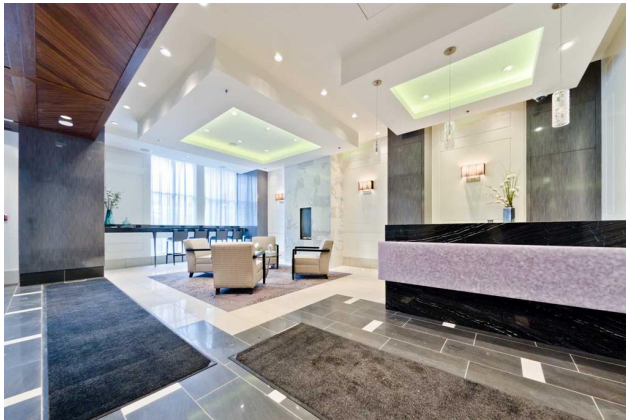
List Price: **\$369,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$5k, 29-Jan**

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: **639**
Low Sqft:
Ttl Sqft: **639**

DOM

8

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Covered,Heated Garage,Parkade,Parking Lot,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	29`3" x 17`9"	Kitchen	Main	44`3" x 25`5"
Walk-In Closet	Main	23`9" x 21`4"	Den	Main	26`3" x 26`3"
Bedroom - Primary	Main	36`1" x 36`1"	Living/Dining Room Combination	Main	36`1" x 36`1"
Foyer	Main	23`6" x 13`11"	Balcony	Main	31`2" x 26`3"

Legal/Tax/Financial

Condo Fee:
\$514

Title:
Fee Simple

Zoning:
CR20-C20

Fee Freq:
Monthly

Legal Desc: **1710503**

Remarks

Pub Rmks: **Currently rented for \$2,300/month, this luxurious 1-bedroom, 1-bathroom condo with an office/den is the epitome of urban living in Calgary's vibrant downtown core. Perched on the 17th floor of the prestigious Vogue building, it boasts sweeping views of the city skyline, Bow River, and Peace Bridge through expansive floor-to-ceiling windows. The open layout, enhanced by 9' ceilings, seamlessly connects the living, dining, and kitchen areas, featuring high-end finishes such as a Fischer & Paykel refrigerator, rich cabinetry, quartz countertops, and elegant laminate flooring. The primary suite offers privacy with its 4-piece ensuite and walk-in closet, while the den provides a flexible space for work or relaxation. Complete with a private patio, heated titled underground parking, and assigned storage, this home is as practical as it is luxurious. Residents enjoy access to premium amenities, including a gym, yoga studio, meeting rooms, games and social rooms, and the Sky Lounge on the 36th floor with breathtaking mountain views. The building is impeccably maintained with concierge service and central air conditioning, ensuring year-round comfort. Located just steps from Eau Claire, Kensington, the Bow River Pathway, and a block from the LRT station, this condo offers unparalleled convenience and accessibility. Don't miss the chance to experience this redefined standard of downtown living—schedule your private viewing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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

