



THE
A-TEAM

**RE/MAX
FIRST**

930 6 Avenue #1608, Calgary T2P 1J3

MLS® #: **A2204132**

Area: **Downtown
Commercial Core**

Listing Date: **03/20/25**

List Price: **\$409,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **757**
Low Sqft:
Ttl Sqft: **757**

DOM

16
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Heated Garage, Underground

Utilities and Features

Roof: **Metal**
Heating: **Fan Coil, Natural Gas**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee: **\$610**

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

Zoning: **CR20-C20**

Legal Desc: **1710503**

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* Welcome to VOGUE! This sunny & bright SOUTH-facing 2-bed, 2-bath condo offers PANORAMIC CITY VIEWS from the 16th floor! Boasting an open concept plan with over 750 sq ft of fully upgraded living space, including elevated flat-painted ceilings, engineered hardwood floors, floor-to-ceiling windows, a balcony w/ gas hookup, UNDERGROUND PARKING & A STORAGE LOCKER! 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. Plus, there is enough space for a dining table or bar-height prep island/bistro table. Open living area with inset outlets for TV mount, huge windows on two sides and access to the balcony. The primary bedroom boasts floor-to-ceiling windows on two sides, a large closet and a 4pc ensuite. The 2nd bedroom features a huge window, and a sizeable closet. The main 3pc bathroom features hexagon tile floors, modern vanity, quartz counter, undermount sink w/ modern faucet, & stand-up shower w/ full height tile & glass enclosure. 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.**

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











