

**2404, 930 6 Avenue SW**  
**Calgary, Alberta**

**MLS # A2270066**



**\$369,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 634 sq.ft.                         | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Fan Coil  | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Tile, Vinyl Plank   | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 514       |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | CR20-C20/R20 |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks |                   |              |

**Inclusions:** TVs & TV Wall Mounts

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*** This bright NORTH-facing 1-bed + den unit with stunning PANORAMIC RIVER VIEWS from the 24th floor in the upscale Vogue building is a must-see! There are only 4 upgraded floors in the Vogue building, which were specially customized for Bedouin Suites, and this is one of them! **EXCLUSIVE BEDOUIN FEATURES** include upgraded hallways and common areas, as well as **INCREDIBLE UNIT UPGRADES** like custom kitchen islands with bar seating, upgraded appliances & lighting including dimmers throughout, custom bedroom panelling including built-in side tables with convenience plugs, upgraded bathrooms with tile wainscoting and glass shower doors, built-in walnut entertainment units, a Smart Sensor energy management system for the eco-minded buyer and MORE! This customized &quot;VARSITY&quot; floorplan also had a kitchen wall removed for improved flow and natural light, and WOW, does it look good! This condo presents modern living at its finest, including an open-concept layout filled with natural light through ample floor-to-ceiling windows, complemented by luxury vinyl plank flooring adorning the main living spaces. The modern kitchen boasts wood-grain cabinets with modern hardware and under-cabinet lighting, a specially designed central island with quartz counters, a tile backsplash, a dual-basin undermount sink, and upgraded stainless steel appliances, including a chimney-style hood fan. The open main living area features a built-in walnut entertainment unit with a wall-mount TV included and access to a large balcony with a gas line for a BBQ and panoramic views of the Bow River. The bedroom features custom wall panelling with built-in side tables, wall sconce lighting and a convenient receptacle with a USB port, plus an included

wall-mounted TV. A large walkthrough closet with built-in organizers and a stacked laundry leads to the 4-pc bathroom complete with occupancy-sensored lights, quartz countertops, tile wainscoting, an undermount sink with modern faucet, tile backsplash, modern vanity with storage, tile floors, and a large tub/shower combo with full height tile and an upgraded glass door. Additionally, a sizable den makes the perfect home office or flexible space. VOGUE is a high-end building with a ton of amenities, including UNDERGROUND HEATED PARKING, central A/C, an elegant formal lobby, full-time concierge, gym, billiards, a large party room with a kitchen, a yoga studio, a Sky Lounge on the 36th floor, and 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.